

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

April 22, 2014

South Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Chair Matt Pina

Jeremy Nutting

Jeanette Burrage

City Staff

Tony Piasecki – City Manager

Lorri Ericson – Assistant City Manager

Dan Brewer – PBPW Director

Denise Lathrop – Community Development Mgr

Marion Yoshino – Economic Development Mgr

Grant Fredricks – Consultant

Nikole Coleman-Porter – Land Use Planner

1. Call to Order

The meeting was called to order at 5:04 p.m. by Chair Matt Pina

2. Approval of the March 13, 2014 Meeting Minutes

Minutes approved as submitted.

3. Pacific Highway South Subarea Planning Draft Ordinance

Planning Manager Denise Lathrop explained the process and asked for direction on the following policy questions:

1. Should the proposed zone be called “Transit Community (T-C) Zone?”

After discussion, the committee decided to table this question.

2. Should staff begin to draft design standards for high capacity transit facilities to be considered after Draft Ordinance 14-035 is adopted and in conjunction with our Pacific Highway S planning work?

The committee agreed that staff should begin to work on design standard for the transit facilities.

3. Should staff begin to draft special standards for station areas to be considered after Draft Ordinance 14-035 is adopted and in conjunction with our Pacific Highway South planning work?

The committee wants to assure there is a placeholder in the code for this, and that it is included in the work plan. It was suggested we request input from law enforcement on these standards particularly in the area of lighting.

4. Should staff begin drafting interim overlay standards for high capacity transit station areas to be considered after Draft Ordinance 14-035 is adopted and in conjunction with our Pacific Highway South Planning work?

Committee consensus was that we may not need these standards in addition to the standards identified for station areas.

5. Are proposed rear yard setbacks appropriate?

The committee supported the setbacks as proposed.

6. Are proposed 75 and 100 feet maximum building heights okay?

The committee supported this to move forward as proposed by staff.

7. Is a 35 foot maximum building height within 20 feet of single family property appropriate?

The committee suggested additional modulation requirements for the portion of the building that abuts the residential areas and approved the remainder of the suggestions.

8. Is the proposed delegated authority to approve uses similar to but not specifically enumerated in Table 18.52.010B okay?

The committee approved.

9. Should stand alone surface parking be permitted in the T-C zone?

With the addition of a sunset clause, the committee supported stand alone surface parking.

10. Should paid parking be allowed in the T-C zone?

The committee suggested this be treated the same as the stand alone parking.

11. Should more flexibility be allowed in the amount of required 1st floor commercial space in mixed use buildings?

The committee does not support any changes to the required commercial space in the mixed use buildings in this area.

12. Should required parking for personal services uses be less than the PR-C zone?

Committee approved the proposed one stall per 350 sq ft as proposed.

13. Should required parking for multi-family uses be less than the PR-C zone?

The recommendation was that a studio and one bedroom require 1 parking spot, and two or more bedrooms require 1.75 parking spots and there is one visitor parking spot for every 10 units.

14. Should required parking for retail services uses be less than the PR-C zone?

The committee recommended reducing this number from 400 to 350 to match the personal services recommendation with a minimum of six.

15. Should the T-C zone extend south of S 240th Street to include Mack Truck (undergoing expansion) and Sea Mar Community Health Center (under construction); both of which will not likely redevelop in the future?

The committee did not support the extension of the zone south of 240th St.

4. SEPA Exemption Thresholds Policy Discussion

PBPW Director Brewer reviewed our City thresholds as they relate to the new minimum-maximum thresholds in the WAC. If we want to increase the City minimum thresholds, we will need to go through the SEPA checklist and make sure that items are covered elsewhere in our code. This was suggested by the Master Builders and it is the recommendation of the committee is that this be tabled as something that may be addressed when time permits if remanded to the committee by the council.

4. Economic Development Update

There was not time for the Economic Development updates, so ED Manager Yoshino agreed to send the updates to the committee by e-mail.

6. Committee Member Comments

Council Member Burrage thanked staff for their hard work and Chair Pina mentioned his commitment to keeping the committee on task.

The next regular meeting is scheduled for May 8, 2014, from 5:30-6:50 p.m. in the South Conference room.

Adjourned at 6:30 p.m.

Respectfully submitted by:

Lorri Ericson, Assistant City Manager