

# MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

October 9, 2014

South Conference Room

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

## Council Members

Chair Matt Pina

Jeremy Nutting

## City Staff

Tony Piasecki – City Manager

Michael Mathias – Asst. City Manager

Dan Brewer – PBPW Director

Denise Lathrop – Community Development Mgr

Grant Fredricks – Consultant

George Delgado – Police Chief

## 1. Call to Order

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

## 2. Approval of the August 14, 2014 Meeting Minutes

Minutes approved as submitted.

## 3. Development Updates

The following projects were discussed:

- Landmark on the Sound
- Artemis Hotel
- Waterview Crossing
- DMCBP
- Tryg Fortun Property
- Marina Development Project
- Highline Place
- Wesley Homes Master Plan
- Adriana

## 4. Economic Development Element of the Comprehensive Plan

Assistant City Manager Matthias provided a summary of the draft Economic Development Element for the Comprehensive Plan. Matthias discussed the draft policies, and pointed out that once the Council provided direction on the policy statements, staff would prepare a set of strategies and action items for each policy. If the Council ultimately decided to include an Economic Development element in the Comprehensive Plan, staff would use the action items to develop an Economic Development Strategic Plan for use as a guiding and strategic document for economic development activities.

## 5. Pacific Highway South Land Use Designations (240<sup>th</sup> Node)

Community Development Manager Lathrop provided a summary of the October 1<sup>st</sup> community workshop, where members of the community provided feedback on the three land use concepts that reflected input from the March 26<sup>th</sup> Open House and the June 12<sup>th</sup> Council Finance and Economic Development Committee meeting. Lathrop indicated that staff would be preparing a hybrid land use concept that reflected the input staff received from the community. Chair Pina requested that staff make sure to label the hybrid concept as coming from the community. Staff will prepare land use designations for incorporation into the update of the Comprehensive Plan. PB&PW Director Brewer pointed out the importance of completing this step, and there was consensus from the committee.

## **6. Pacific Highway South Policy Discussion (272<sup>nd</sup> Node)**

Community Development Manager Lathrop discussed options for addressing the remainder of the corridor currently zoned community commercial (C-C).

***Option 1:*** Consider changing the zoning regulations for the commercial properties evaluated during the Envision Midway, similar to the process that was followed to create the T-C Transit Community Zone. The remaining area to be considered includes those properties zoned C-C Community Commercial between S 252<sup>nd</sup> Street and S 272<sup>nd</sup> Street.

***Option 2:*** Similar to what is currently being done at the S 240<sup>th</sup> Street Node, looking at a larger subarea around the S 272<sup>nd</sup> Street Node and possibly around S 260<sup>th</sup> Street Node to identify opportunities to expand the commercial land supply. This would include developing land use options for consideration by citizens, stakeholders and Council and establishing Comprehensive Plan land use designations and goals/policies/ strategies regarding future vision for this area. Upon completion of this work, Council would have the option of adopting corresponding zoning regulations for this area. It is likely the zoning designations would be similar to what would be developed at the Pacific Highway S/S 240<sup>th</sup> Street Node.

PB&PW Director Brewer discussed the importance of taking a fresh look at the potential work program items, so that the Council's/Committee's highest priority policy issue is focused on next year. Staff resources will be extremely limited for the remainder of 2014 and the first 6 months of 2015 to: 1) prepare the update to the Comprehensive Plan, 2) respond to the Draft EIS for the extension of link light rail to the Federal Way Transit Center, 3) addressing land use proposals. Chair Pina indicated that potential policy work items should be tabled for discussion at the November 15<sup>th</sup> Council retreat. Councilmember Nutting concurred.

Chair Pina indicated that if work on the C-C zoned properties was the direction chosen by the Council, that he felt that Option 1 (above) would be the appropriate direction, taking a look at building heights, setback and buffers, and allowed uses.

## **7. Adult Entertainment/Uses Code Discussion**

City Manager Piasecki introduced the topic by providing a brief review of the permitted uses Table from DMMC 18.52-010B, Chapter 18.160 DMMC, and Chapter 5.48 DMMC. Piasecki indicated that staff would be conducting some research on what additional regulations, if any, can be imposed on this use. Police Chief Delgado provided a short discussion on some of the enforcement activities and neighborhood concerns associated with the two existing adult uses locations in the Pacific Ridge area. The topic will be scheduled for further discussion at the next Committee meeting.

## **8. Committee Member Comments**

None.

The next regular meeting is scheduled for November 13<sup>th</sup>, 2014, from 5:30-6:50 p.m. in the South Conference room.

Adjourned at 6:52 p.m.

Respectfully submitted by:

Dan Brewer, Planning, Building and Public Works Director