

## AGENDA

### **Finance and Economic Development Committee Meeting**

**Thursday November 12, 2015**

**5:30 p.m. – 6:50 p.m.**

**South Conference Room**

- 1. Call to Order**
- 2. Approval of the October 8, 2015 meeting minutes**
- 3. Land Use Code Change Request for Ono Nursery**  
*The purpose of this item is to discuss the request submitted by Mr. Ono, and seek direction from the committee on next steps. Committee members are encouraged to bring the information submitted by Mr. Ono.*
- 4. 2016 Work Program**  
*Staff will provide and discuss a draft of the 2016 Committee work program, and seek direction from the Committee.*
- 5. Group Homes**  
*Staff will provide examples and discuss codes from other Cities regulating Group Homes, and seek direction from the Committee on next steps.*

## MINUTES

Finance and Economic Development Committee Meeting  
Thursday October 8, 2015  
South Conference Room

### Council Members

Chair Matt Pina  
Jeremy Nutting  
Vic Pennington

### City Staff

Tony Piasecki - City Manager  
Dan Brewer – PBPW Director  
Grant Fredricks- Consultant  
Autumn Lingle- Exec. Admin. Asst.

1. Call to Order  
Chair Matt Pina called the meeting to order at 5:38 p.m.
2. Approval of the September 17, 2015 meeting minutes  
Minutes approved as submitted
3. Non Conformance Code  
PBPW Director Dan Brewer noted that due to staff time restrictions there has not been any changes since the last meeting. Discussion ensued on the following points
  - Setbacks
  - Researching surrounding cities codes
  - Alterations
  - ROW exceptions
  - Current code application
  - Unintended consequences
  - Shoreline Management Act
  - Variances
  - Structure valuation and footprint

Staff was directed to bring a draft ordinance to full Council, as time permits.

4. Economic Development Update  
PBPW Director Dan Brewer distributed an excel spread sheet and 2 maps reviewing with the committee the different stages of current developments.
  - Four Points Sheraton
  - SeaMar
  - Adriana
  - Landmarque
  - Blueberry Lane
  - Highline View Estates
  - 800 Townhomes
  - Business Park
  - FAA

- Woodmont Recovery Center
- Des Moines Theater
- Sea Scapes
- Wesley Homes
- Highline Place
- Highline College Building 24
- AORC
- Bay Villa
- Des Moines Apartments
- BB Nails

**5. Pacific Ridge Mixed Use Requirements**

City Manager Tony Piasecki and Consultant Grant Fredricks had each provided options for the draft ordinance. The committee considered the aspects below

- First floor commercial designation square footage requirement
- Requirements for 1<sup>st</sup> floor structure facing Pacific Highway South
- Elevator lobby proportions

Staff was directed to bring a draft ordinance to full Council developed to maximize 1<sup>st</sup> floor commercial space

The next meeting is scheduled for November 12, from 5:30-6:50 pm in the South Conference room.

Adjourned at 6:46 p.m.

Respectfully submitted by,

Autumn Lingle, Executive Administrative Assistant

## **Finance and Economic Development Committee Possible Work Program Items for 2016**

### **PBPW Department 2016 Work Program and Staff Resources**

The PBPW 2016 work program is impressive and involves some very significant and time-consuming issues, including but not limited to work related to Sound Transit's Federal Way Link Extension (FWLE) FEIS; work related to preliminary engineering for Sound Transit's FWLE including a development agreement; continued support for development in the Des Moines Creek Business Park and the FAA project; potentially negotiating agreements with Utility Districts; and an extensive capital improvement program including the 216<sup>th</sup> Segment 1a project, reconstruction of the Redondo Boardwalk, and the Massey Creek channel modifications – among others. This coupled with the fact that the PBPW Department resources have been stretched beyond limits, means that there will be significant challenges ahead.

The PBPW staff in Community Development and Engineering will be almost entirely committed to environmental and design review, permitting, and inspecting projects already in the pipeline, and designing and constructing a significant capital improvement program.

Throughout 2016, it will be essential for the City Council and this Committee to be especially disciplined about staying focused on the most strategic issues for the City, whatever those are determined to be. The City Council and this committee will need to be very clear on their policy related goals and objectives, particularly those related to economic development and development regulations.

#### **Community Development Division**

The primary function and priority for the Community Development Division is to facilitate and support implementation of development related applications and requests for service from the public. This will be a significant work effort in 2016, especially given the number of large scale development projects currently under way or that are in the pipeline. A list of these developments is provided as Attachment 1. There are currently some 30 active Land Use Applications – that is more than we have ever had at any given time in the history of this Division.

The secondary function of the Community Development Division is to support City Council policy related work related to economic development and development regulations. This includes the preparation of all ordinances related to the Zoning Code (Title 18 DMMC), the subdivision code (Title 17 DMMC), the Environment code (Title 16 DMMC), and the Building and Construction Code (Title 14 DMMC). Given the current and 2016 pending development workload, staff support next year for supporting Council will be stretched thin.

Following is a list of policy related issues that staff is currently aware of. The City Council may have others. These are shown in prioritized order based on the recommendation of the Planning, Building and Public Works Director. Staff will not be able to get all of these items completed by the end of 2016, without additional support and resources. Staff is seeking direction from the Committee and the full Council on the prioritization of these issues.

Potential Policy related work items

1. Temporary Homeless Encampments (November 5<sup>th</sup> Public Hearing).
2. Updates to CAO and SMP – DOE requirements (February Public Hearing).
3. Establishing an impact fee deferral program (required by 9-1-2016).
4. Low Impact Development (LID) standards (required by 12-31-2016).
5. Establishment of, and coordination, with a Citizen Advisory Group/Architectural Committee related to Sound Transit's Design Proposals.
6. Regulations for mixed use projects fronting Pacific Highway South in Pacific Ridge.
7. Adult entertainment ordinance.
8. BP - Business Park Zoning work along South 216<sup>th</sup> Street.
9. IC - Institutional Campus Zoning work.
10. Work in support of Marina Development
11. Zoning work related to Blueberry Lane (BP to residential).
12. DMMC Code Maintenance
13. Siting of wireless facilities
14. Non-conformance code
15. Group Homes
16. Siting of essential public facilities
17. Roof top structures
18. Keeping of Animals
19. Update of the PUD Code
20. Update of the subdivision Code

## ACTIVE LAND USE PROJECTS – UPDATED 10/21/15

Project	Status	Permit No.	Next Step
<b>COMMERCIAL/MULTIFAMILY</b>			
The Adriana Design Review/SEPA	Grading/shoring issued . Design Review Option 2 decision issued 9/23/15. Lot Line Adjustment req.	LUA2014-0034	Building permit review , LLA
800 Townhomes/DR/Shoreline/Grading	Grading Permit/civils issued. Building permit issued. Lot Line Adjustment req.	LUA2014-0015	LLA
Woodmont Recovery Campus CUP/ DR	CUP approved 4/15. DR resubmitted 8/3. Project on hold until 12/31/15.	LUA2014-0038	Response to public comments, Issue DR
Des Moines Apartments	2 <sup>nd</sup> round review comments sent 10/13/15	LUA2015-0002	w/customer
Highline Place	Applicant planning to resubmit documents.	LUA2015-0006	w/customer
Bay Villa Design Review/Critical Area Review	Design Review and CA issued 8/18	LUA2015-0005	Grading permit Building permit review
Waterview Crossing	Comment letter sent 6/18. Design Review resubmittal received 10/15/15.	LUA2015-0013	Route DR resubmittal
DM Mixed Use – 7 <sup>th</sup> /227 <sup>th</sup>	Submitted 8/3, NOCA Sent 8/17, Design Review comments sent 9/23/15	LUA2015-0044	w/customer
Seascape Mixed Use – MVD/223rd	Design Review & SEPA submitted 9/21/15. NOCA issued. Comments due	LUA2015-0053	SEPA, Design Review
Des Moines Theater	Design Review submitted 9/21/15. NOCA issued. Comments due	LUA2015-0054	Design Review
Wesley Homes	Master Plan approved 10/1/15.	LUA2015-0035	w/customer, Design Review
Des Moines Creek Business Park Phase 2 (FAA)	Draft Development Agreement sent to Port for review	LUA2015-0047	Dev. Agreement/Short Plat
Artemis South Parking Lot & LLA	Grading permit ready to issue upon posting of bond. Waiting on LLA revisions per King County comments	LUA2015-0027; LUA2015-0010	w/customer
Bebe Nails Mixed Use	Design review/building permit revisions submitted 10/7/15. Pending review.	LUA2015-0043	Review revisions
<b>CRITICAL AREA/SHORELINE</b>			
Marina/Beach Park Pay Stations	w/cust, emailed Joe on 7/13	LUA2013-0032	Expire application?
Trieu Critical Area Review	Sent comment letter to applicant 5/27, Sent email 7/29 checking status	LUA2015-0015	w/customer
Gill Grading Permit	BLD needed for retaining walls before Grading Permit can be issued. ALQ and CA Review issued on 8/26. Need legal description of NGPE before issuing Building Permit.	LUA2015-0009	w/building dept.
Mikhailov Critical Area Review (DMMD)	Materials submitted 8/3, NOIA sent 8/17. DNS issued. Appeal period ends 10/22/15.	LUA2015-0042	Critical area review
<b>SUBDIVISION/LLA</b>			
Warren Short Plat	Sent comment letter to applicant 6/18. Resubmittal received 10/12/15	LUA2015-0022	Review revisions
Shoopman Short Plat	Resubmitted 8/26, routed on 8/26. Comments sent 10/5/15.	LUA2015-0026	w/customer
The Pinnacles at DM	Sent notification of subdivision approval on 8/26	LUA2015-0030	Civil review
Breckenridge SP	Final signatures submitted 8/24. NOCA & public notice issued. Finalizing preliminary plat comments.	LUA2015-0039	Issue comments

Pacific Heights – Deviation	Decision issued 8/26	LUA2012-0001	Civil review
Marina Short Plat	Conducting final review prior to recording	LUA08-025	Mylar for recording
Blueberry Lane PUD	Grading/civils issued. Final plat submitted 10/XX.15. Comments due 11/6/15. Applicant has requested early submittal extended review time as still completing civil improvements.	LUA2014-0003	Review final plat
Highline View Estates	Grading/Civil plans issued 10/14/15. Revisions needed for wall building permit.	LUA2015-0034	Final plat
<b>MISC.</b>			
Russian Church Grading Permit	Grading and building permits issued	LUA2015-0019	
Henderson Grading Permit	Comment letter sent 8/4	LUA2015-0025	w/customer
Sea Tac Value Inn Grading/Parking	Comment letter sent 8/10	LUA2015-0036	w/customer
Greenside Parking Lot Grading Permit	Comment letter sent 8/4	LUA2015-0032	w/customer

# PUYALLUP

No language specific to Group Homes.

## 20.20.018 Commercial leasing prohibited – Clustering of sex offenders and felons in RS zone.

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No owner, occupant, or other person or entity in control of a dwelling shall knowingly lease to or allow two or more persons to reside in a dwelling located in RS zone when such persons are required to register as a sex offender pursuant to RCW [9A.44.130](#) and/or have been convicted of any of the following offenses: a serious violent offense as defined in RCW [9.94A.030](#)(45), a violent offense as defined in RCW [9.94A.030](#)(54), residential burglary (RCW [9A.52.025](#)), burglary 2 (RCW [9A.52.020](#)), malicious mischief 1 (RCW [9A.48.070](#)), or theft 1 (RCW [9A.56.030](#)). (Ord. 3044 § 2, 2013).

## KENT

### 15.02.173 Group home.

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A. *Class I group home.* Class I group home means publicly or privately operated residential facilities such as state-licensed foster homes and group homes for children; group homes for individuals who are developmentally, physically, or mentally disabled; group homes or halfway houses for recovering alcoholics and former drug addicts; and other groups not considered within class II or III group homes.

1. *Group home, class I-A.* A class I-A group home shall have a maximum of six (6) residents not including resident staff.
2. *Group home, class I-B.* A class I-B group home shall have a maximum of ten (10) residents including resident staff.

B. *Class II group home.* [Class II group home](#) means publicly or privately operated residential facilities for juveniles under the jurisdiction of the criminal justice system. These homes include state-licensed group care homes or halfway homes for juveniles which provide residence in lieu of sentencing or incarceration, and halfway houses providing residence to juveniles needing correction or for juveniles selected to participate in state-operated work release and pre-release programs. The [planning director](#) shall have the discretion to classify a group home proposing to serve juveniles convicted of the offenses listed under [class III group home](#) in this section as a group home class III, and any such home shall be sited according to the regulations contained within the group III classification.

1. *Group home, class II-A.* A class II-A group home shall have a maximum of eight (8) residents including resident staff.
2. *Group home, class II-B.* A class II-B group home shall have a maximum of twelve (12) residents including resident staff.
3. *Group home, class II-C.* A class II-C group home shall have a maximum of eighteen (18) residents including resident staff.

C. *Class III group home.* [Class III group home](#) means privately or publicly operated residential facilities for adults under the jurisdiction of the criminal justice system who have entered a pre- or post-charging diversion

program, or been selected to participate in state-operated work/training release or other similar programs as provided in Chapters [137-56](#) and [137-57](#) WAC. Such groups also involve individuals who have been convicted of a violent crime against a person, or a crime against property with a sexual motivation and convicted or charged as a sexual or assaultive violent predator. [Secure community transition facilities](#) are considered [class III group homes](#). [Secure community transition facilities](#) shall have a maximum of three (3) residents, excluding resident staff, unless the state agency proposing to establish and operate the facility can demonstrate that it has equitably distributed other [secure community transition facilities](#) with the same or a greater number of residents in other jurisdictions or communities throughout the entire geographic limits of King County.

(Ord. No. 2958, § 2, 1-2-91; Ord. No. 3451, § 2, 4-20-99; Ord. No. 3615, § 1, 9-17-02; Ord. No. [4089](#), § 3, 9-17-13)

## WENATCHEE

The tax herein provided shall be computed at the rate of 16 percent of the gross income derived from each of the following occupations or business activities and reviewed annually as set forth in this subsection:

- (a) All persons engaged in the business of selling or supplying domestic water or collecting and disposing of garbage within the corporate limits of the city of Wenatchee.
- (b) All persons engaged in or carrying on the business of supplying sewer service to the city of Wenatchee customers or supplying storm drain service, including the sanitary sewer service department and the storm drain department of the city of Wenatchee.