

# **FINANCE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA**

**September 8th, 2016 - South Conference Room**

**21630 11<sup>th</sup> Avenue South – Des Moines 98198**

**6:00P – 6:45P**

1. Approval of minutes of 7/14/2016 meeting
2. Work Program Update (Discussion Item – 20 min)  
*Staff will provide a brief discussion on the progress of the 2016 work program.*
3. DNR Lease Proposed Legislation (Discussion Item – 20 min)  
*Staff will provide a brief discussion of the status of the DNR lease and recommendations moving forward.*

## DRAFT MINUTES

**Finance and Economic Development Committee Meeting**  
**Thursday July 14, 2016**  
**5:45 p.m. – 6:15 p.m.**  
**South Conference Room**

### Council Members

Chair Jeremy Nutting (absent)  
Chair Pro Tem Vic Pennington  
Mayor Matt Pina

### City Staff

Tony Piasecki – City Manager  
Michael Matthias – Assistant City  
Manager/Economic Development Director  
(ACM/EDD)  
Dan Brewer – Planning, Building, Public Works  
(PBPW) Director  
Joe Dusenbury – Harbormaster  
Scott Wilkins – Assistant Harbormaster  
George Delgado – Police Chief  
Brandon Carver – Engineering & Transportation  
Services Manager  
Tim George – City Attorney  
Grant Fredricks – Consultant  
Jodi Grager – Community Development Assistant

### **Guests:**

Bill Winscott  
Todd Paven

### **1. Call to Order**

Chair Pro Tem Vic Pennington called the meeting to order at 5:45 p.m.

### **2. Approval of the June 9<sup>th</sup>, 2016 meeting minutes**

Minutes approved as submitted.

### **3. School Impact Fees (SIFs) Update**

PBPW Director Dan Brewer explained the City recently received information from Highline School District (HSD) which included a sample SIF ordinance. Director Brewer stated that more time is needed to research the information provided by HSD.

- The suggested SIF is approximately \$8,000 per new single family residence (SFR).
- This rate is 50% of the total projected cost per household for necessary HSD capital improvements.
- SIFs collected in the City are used throughout the HSD area which includes several jurisdictions.
- Before making an agreement with HSD regarding an ordinance staff would like to request a copy of the HSD rate study.
- Staff will bring a proposal for new SFR and multi-family construction rates to committee for review in September.

#### **4. Parking in Front of Mailboxes**

Chief Delgado discussed this situation with the Des Moines USPS Postmaster. According to the Postmaster, the mail carriers will deliver mail to a blocked mailbox unless it becomes a pattern. At that time, the carriers will leave a form notifying the resident or the vehicle owner of the problem. If an ordinance is created the carriers will need to report all incidents of blocking mailboxes to the police. The current staffing levels at the Des Moines Police Department make responding to low level calls incredibly challenging. Since there are other possible solutions to specific incidences of mailbox blocking, it is recommended that this topic be shelved until further notice.

#### **5. Marina Update – Port of Seattle Economic Development Partnership Program**

ACM/EDD Michael Matthias announced the Port of Seattle is providing non-competitive grants for all cities in King County (except Seattle). One of the grant program's goals is to foster effective economic development partnerships that stimulate region wide prosperity.

- The awards are based on \$1 per capita formula
- The awards require a 50% local match
- Timeline: Submit applications July/August, projects approved and under contract by mid-September
- Possible Des Moines Marina grant projects include:
  - Pre-design feasibility study for the Marina Redevelopment project including the potential building in the available 106,000 ft of development area on the Marina floor
  - An economic demand study which addresses development that facilitates creating a Marina destination
  - Connectivity between downtown and the Marina
- Councilmember/Mayor Pina would like to see the City apply for the Port of Seattle Grant. He suggested bringing forward the Grant Application at the next meeting in order to meet the projected timeline.

#### **6. Business Park Zoning**

This item was added to the agenda as time permitted – PBPW Director Brewer introduced the possibility of extending the Business Park north of 216<sup>th</sup> with several parcels to be rezoned in this area. This discussion will need to be continued, with a focus on the potential for additional light industrial revenue and/or other commercial ventures.

The meeting on August 11<sup>th</sup>, 2016 meeting is canceled. The next meeting is scheduled for September 8<sup>th</sup> at 5:30-6:50 p.m. in the South Conference room.

Adjourned at 6:20 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant

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

*September Update*

### Required

- ~~Updates to CAO and SMP—DOE requirements.~~
- ~~Establishing an impact fee deferral program (required by 9-1-2016) (Ordinance 1657).~~
- Low Impact Development (LID) standards (required by 12-31-2016) **Underway.**

### Important

- ~~Adult entertainment ordinance (Public Hearing Set for February 25, 2016) (Ordinance 1644).~~
- Siting of essential public facilities: (February 11 Public Hearing – **Continued to May 12**).  
(**First reading May 12<sup>th</sup>, passed to a second reading – Date to be Determined**).
- ~~Regulations for mixed use projects fronting Pacific Highway S. in Pacific Ridge (Ordinance 1645).~~
- ~~DMMC Code Maintenance. (Public Hearing Scheduled for July 7<sup>th</sup>). (Ordinance 1655).~~
- ~~Added: W-C Zoning Ordinance. (First Reading on May 26<sup>th</sup>. Passed to Second Reading on July 7<sup>th</sup>). (Ordinance 1556).~~
- Zoning work related to Blueberry Lane (BP to residential) (September 8<sup>th</sup> Public Hearing - Draft Ordinance 16-124).
- Zoning work related to Business Park along South 216<sup>th</sup> Street – Port & WSDOT Property (Public Hearing October 13 – Draft Ordinance 16-121)
- IC - Institutional Campus Zoning work (**Discussion with Committee in June**).
- Work in support of Marina Development (**Discussion with Committee in June**).
- Group Homes
- Commercial Land Use Table:
  - Medical facilities
  - “Non-Profits”

### Would be good to address

- ~~Establishment of, and coordination, with a Citizen Advisory Group/Architectural Committee related to Sound Transit’s Design Proposals. (Removed from Work Program).~~
- School Impact Fee’s (**Discussion with Committee in May**). **Underway.**
- ~~Non-conformance code. (Addressed with Code Maintenance Ordinance)~~
- Siting of wireless facilities.
- Roof top structures.
- Keeping of Animals.
- Update of the PUD Code.
- Update of the subdivision Code.
- Fire District Impact Fees
- ~~Added: Recreational Marijuana Zoning (Discussed with Committee in April). Completed.~~

**New Items of Interest:**

- Allowed Uses in PR-C north of South 216<sup>th</sup> Street: Site Specific Re-zone
- Expansion of Commercial Uses in Pacific Ridge
- Parking In-Lieu Fee for the Marina District
- Others.....

**Community Development Fall Schedule (~ Policy Related Work ~):**

Highline View Estates Final Plat – Public Hearing September 22<sup>nd</sup>  
Seymour Soldier Pile Wall – Public Hearing September 23<sup>rd</sup> (He. Ex.)  
“216<sup>th</sup> BP Zoning Reclassification” – Public Hearing October 13<sup>th</sup>  
Prepare Development Agreement with POS for Des Moines Creek Business Park “West”  
2016 Comprehensive Plan Amendments – Public Hearing October 27<sup>th</sup>  
2017 Budget – Public Hearing November 10<sup>th</sup>

Highline College Master Plan (Under review) – Public Hearing (To be scheduled)  
Low Impact Development (LID) standards – Public Hearing (To be scheduled)

EPF Continued Public Hearing..... November 17<sup>th</sup>? Later?