

AGENDA

Finance and Economic Development Committee Meeting

Thursday April 13, 2017

6:15 p.m. – 6:45 p.m.

South Conference Room

- 1. Call to Order**
- 2. Approval of the March 9th, 2017 meeting minutes**
- 3. Potential Zoning Changes in Pacific Ridge
(Resulting from Sound Transit Right-of-Way Acquisitions)**
Staff will provide a discussion regarding the potential for residential rezoning in the southeast section of Pacific Ridge to PR-C.

DRAFT MINUTES

Finance and Economic Development Committee Meeting

Thursday March 9, 2017

6:00 p.m. – 6:50 p.m.

South Conference Room

<u>Council Members</u>	<u>City Staff</u>
Chair Jeremy Nutting	Michael Matthias – City Manager
Chair Pro Tem Vic Pennington	Dan Brewer – Chief Operations Officer
Matt Pina	Denise Lathrop – Community Development Manager
	Tim George – City Attorney
	Dunyele Mason – Finance Director

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 6:01 p.m.

2. Approval of the January 12th, 2017 meeting minutes

Minutes approved as submitted.

3. Value & Cost Re: Public Services

City Manager Matthias presented a question posed from a council member recently: “Does multi-family housing result in higher public service costs compared to single family residences?” While researching the topic, Manager Matthias discovered a study: *Cost of Providing Government Services to Alternative Residential Patterns – Chesapeake Bay Program*

- Highlights from this source include:
 - According to the study, there is actually a lower net cost for multi-family housing due to density, efficiency and focused services
 - Infrastructure is usually already in place as compared to new SFR development
 - Urban in-fill is less expensive than new development regarding public services
- Comments regarding Des Moines multi-family housing concerns:
 - Multi-family Tax Exemption (MFTE) in place to spur development may not be necessary any longer
 - Consider implementing new security requirements for multi-family units, such as camera monitoring 24/7 if management is not on site
 - Hoping to work together with DMPD and Legal Department on a comprehensive plan for multi-family units’ security and landlord responsibilities
 - The committee discussed repealing the MFTE; it has been in place for 10 years as an economic development incentive

City Manager Matthias plans to continue his research on this topic and report back to the committee in the near future.

4. Surplus Property Policy

City Attorney Tim George explained that according to state law there must be a city policy in place regarding the City's surplus property. Historically, City staff have sought Council approval for all surplus of City property. Attorney George is proposing that the current policy change depending on a threshold of the value of surplus items. In essence, anything under \$10,000 would be brought to City Manager's attention, with the exception of land or vehicles which would still require Council approval. Anything over \$10,000 would require Council approval. Additionally, State law requires City Council approval on all utility surplus property. The committee recommended Attorney George draft an ordinance for Council to review in early April.

The next meeting is scheduled for April 13, 2017 5:30-6:20 pm in the South Conference Room.

Adjourned at 6:35 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant

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Scale In Feet

Pacific Ridge Zoning Des Moines

File: DMCurrentZoning.pdf
Map Generated: Apr 06, 2017
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Zoning Designations

- R-SE Residential: Suburban Estates
- RS-9600 Residential: Single Family 9600
- RS-8400 Residential: Single Family 8400
- RS-7200 Residential: Single Family 7200
- RA-3600 Residential: Attached Townhouse & Duplex
- RM-2400 Residential: Multifamily 2400
- RM-1800 Residential: Multifamily 1800
- RM-900 Multifamily 900
- B-C Community Business
- B-P Business Park
- H-C Highway Commercial
- T-C Transit Community
- PR-R Pacific Ridge Residential
- PR-C Pacific Ridge Commercial

