

ORDINANCE NO. 1528

~~AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON~~
adopting 2011 amendments to the Des Moines 2009 Comprehensive Plan and amending DMMC 18.84.090 and 18.84.100.

WHEREAS, the 1990 Growth Management Act is codified in RCW 36.70A and requires that each jurisdiction produce a Comprehensive Plan that contains, at a minimum, elements pertaining to land use, transportation, capital facilities, housing, and utilities, and

WHEREAS, the Des Moines Comprehensive Plan was adopted by the City Council on November 12, 2009 by enactment of Ordinance No. 1469, and

WHEREAS, there have been subsequent amendments to the Des Moines Comprehensive Plan, and

WHEREAS, each amendment of the Comprehensive Plan was processed in accordance with the requirements of the State Environmental Policy act and public hearings were conducted in accordance with law, and

WHEREAS, the Growth Management Act requires, among other things, that "cities ... take action to review and, if needed, revise their *comprehensive plans* and development regulations (*emphasis added*) to ensure the plan and regulations comply with the requirements of this chapter . . . Any amendment of or revision to development regulations shall be consistent with and implement the comprehensive plan," and

WHEREAS, the goals and policies for growth and the provision of services are guided by GMA requirements and are based in part upon state and regional goals, and reflect the vision and goals of elected officials, community advisory groups and citizens, and

WHEREAS, notice of the public hearing before the Planning Agency was given to the public in accordance with law and a public hearing was held on the 3rd day of October 2011, and all persons wishing to be heard were heard, and

WHEREAS, notice of the public hearing before the City Council was given to the public in accordance with law and a

public hearing was held on the 27th day of October, and all persons wishing to be heard were heard, and

WHEREAS, the Des Moines Planning, Building and Public Works Director acting as the SEPA responsible official issued a determination of nonsignificance (DNS) on the 16th day of September and the accompanying comment and appeal periods have lapsed, and

WHEREAS, proper and timely notice was given to the Washington State Department of Commerce of these amendments as required by RCW 36.70A, and

WHEREAS, the City Council finds that the amendments contained in this ordinance are appropriate and necessary for the preservation of the public health, safety and welfare; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. DMMC 18.84.090 and section 2 of Ordinance No. 1469, as amended by Section 1 of Ordinance No. 1499 are amended to read as follows:

Comprehensive Plan amendments. The adopted Comprehensive Plan as identified in DMMC 18.84.010, which is on file with the City Clerk, is amended pursuant to the provisions in this title, as identified below.

(1) Chapter 1: General Planning Element

(a) 2010 Amendment: Selective portions of this element of the Comprehensive Plan are amended as described in Exhibit "A" to Ordinance No. 1499.

(2) Chapter 2: Land Use Element

(a) 2010 Amendment: Selective portions of this element of the Comprehensive Plan are

amended as described in Exhibit "A" to Ordinance No. 1499.

(b) 2011 Amendment: Selective portions of this element of the Comprehensive Plan are amended as described in Exhibit "A" to Ordinance No. 1528.

(3) Chapter 3: Transportation Element

(a) 2010 Amendment: Selective portions of this element of the Comprehensive Plan are amended as described in Exhibit "A" to Ordinance No. 1499.

(4) Chapter 4: Conservation Element

(a) 2010 Amendment: Selective portions of this element of the Comprehensive Plan are amended as described in Exhibit "A" to Ordinance No. 1499.

(5) Chapter 5: Capital Facilities, Utilities, and Public Services Element

(a) 2010 Amendment: Selective portions of this element of the Comprehensive Plan are amended as described in Exhibit "A" to Ordinance No. 1499.

(6) Chapter 6: Parks, Recreation, and Open Space Element

(a) 2010 Amendment: Selective portions of this element of the Comprehensive Plan are amended as described in Exhibit "A" to Ordinance No. 1499.

(7) Chapter 7: Housing Element

(a) 2010 Amendment: Selective portions of this element of the Comprehensive Plan are

amended as described in Exhibit "A" to Ordinance No. 1499.

(8) Chapter 8: Community Character Element

(9) Chapter 9: North Central Neighborhood Element

(10) Chapter 10: Marina District Element

(a) 2010 Amendment: Selective portions of this element of the Comprehensive Plan are amended as described in Exhibit "A" to Ordinance No. 1499.

(11) Chapter 11: Pacific Ridge Element

(a) 2010 Amendment: Selective portions of this element of the Comprehensive Plan are amended as described in Exhibit "A" to Ordinance No. 1499.

(12) Appendix A: Des Moines Housing and Population Data

(13) Appendix B: City of Des Moines Buildable Lands Report (2002 - 2012) and Household Growth Targets (2002 - 2022)

(14) Appendix C: Proposed Comprehensive Plan Review Schedule

Sec. 2. DMMC 18.84.100 and section 3 of Ordinance No. 1469 are amended to read as follows:

Preferred land use map designation. The map filed in the city clerk's office and marked Exhibit "B" to Ordinance No. 1528 and adopted December 1, 2011, constitutes the comprehensive land use map, also referred to as the preferred land use map, for the city. The map referenced herein supersedes all previously adopted preferred land use maps.

Sec. 3. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

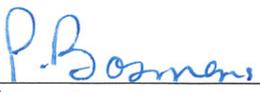
(2) If the provisions of this Ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this ordinance is deemed to control.

Sec. 4. Effective date. This Ordinance shall take effect and be in full force five (5) days after its passage, approval, and publication in accordance with law.

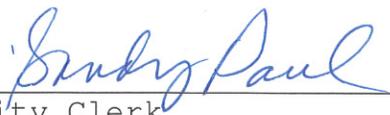
PASSED BY the City Council of the City of Des Moines this 1st day of December, 2011 and signed in authentication thereof this 1st day of December, 2011.


M A Y O R

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Clerk

Published: December 26, 2011

LEGAL NOTICE
SUMMARY OF ADOPTED ORDINANCE

CITY OF DES MOINES

ORDINANCE NO. 1528, Adopted December 1, 2011.

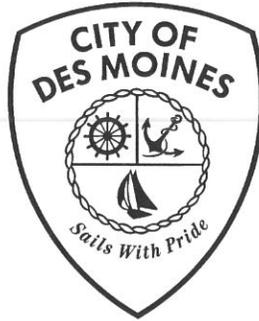
DESCRIPTION OF MAIN POINTS OF THE ORDINANCE:

This ordinance adopts the 2011 amendments to the Des Moines 2009 Comprehensive Plan and amends DMMC 18.84.090 and 18.84.100.

The full text of the ordinance will be mailed without cost upon request.

Sandy Paul, CMC
City Clerk

Published: December 26, 2011



CITY OF DES MOINES COMPREHENSIVE PLAN

MAYOR

Bob Sheckler

CITY COUNCIL

Dan Sherman, Mayor Pro Tem

Scott Thomasson

Ed Pina

Carmen Scott

Dave Kaplan

Susan White

CITY MANAGER

Tony Piasecki

PLANNING, BUILDING AND PUBLIC WORKS DEPARTMENT

Grant L. Fredricks, P.E., Director

Adopted November 12, 2009 by Ordinance No. 1469

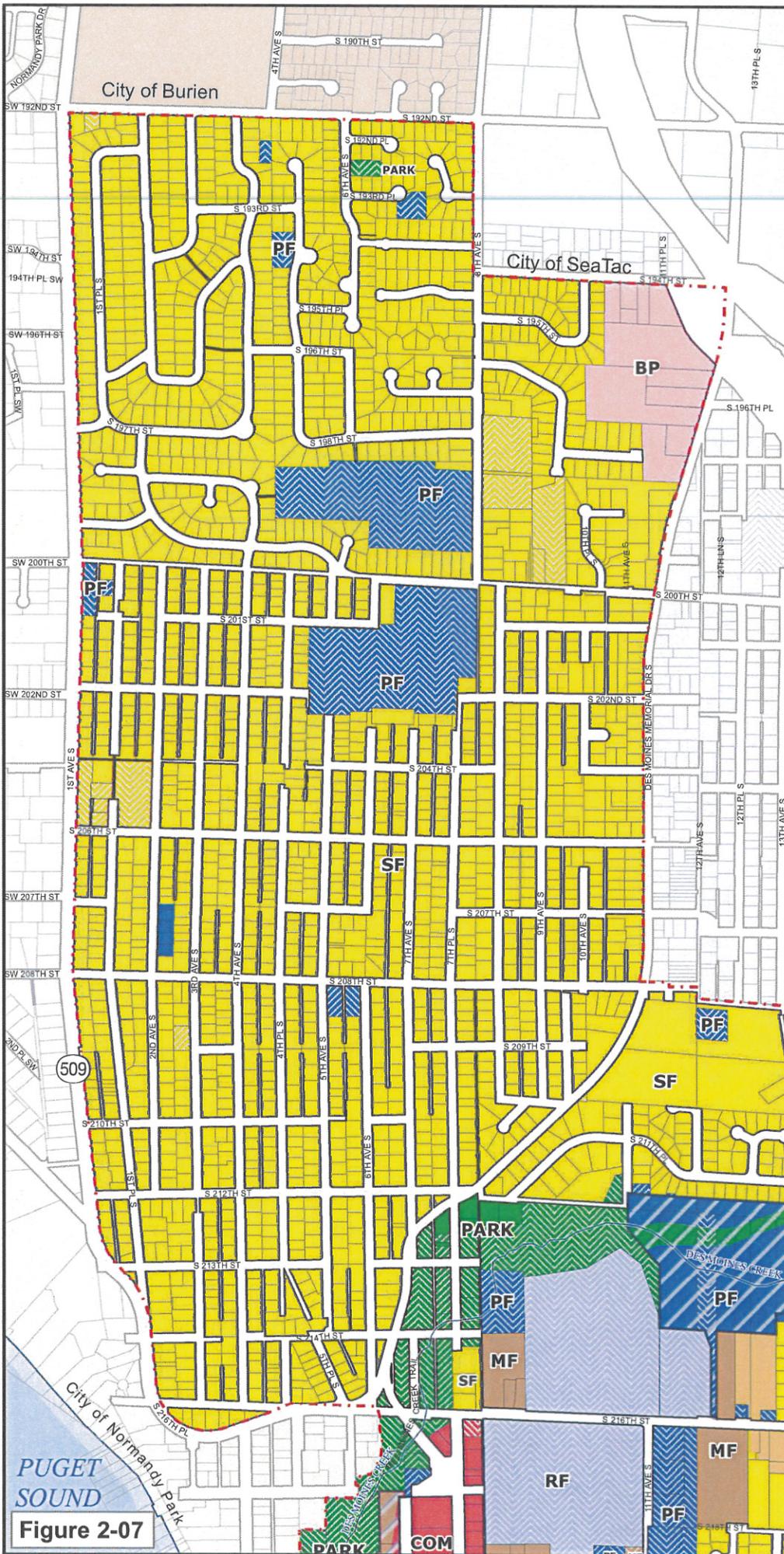
Amended November 18, 2010 by Ordinance No. 1499

Amended December 1, 2011 by Ordinance No. 1528

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Comprehensive Plan Legislative History

Ordinance No. 1128	Adopting revisions to the Conservation Element	4/95
Ordinance No. 1131	Adopting a Housing Element	5/95
Ordinance No. 1160	Adopting the Comprehensive Plan	12/95
Ordinance No. 1176	Adding the Woodmont Redondo Community	12/96
Ordinance No. 1204	Mandates from the Hearings Board	12/97
Ordinance No. 1220	Mandates from the Hearings Board	10/98
Ordinance No. 1238	Map Changes	5/99
Ordinance No. 1265	Adopting the Pacific Ridge Neighborhood Element	7/00
Ordinance No. 1332	Amending the Parks Element	12/03
Ordinance No. 1376	Amending the City of Des Moines Comprehensive Plan	01/06
Ordinance No. 1425	Amending the land use map and Environmental Element	01/08
Ordinance No. 1469	Amending the land use map and the Chapter 2 Land Use Element, Chapter 3 Transportation Element, Chapter 5 Capital Facilities Element, Chapter 6 Parks, Recreation and Open Space Element, Chapter 10 Downtown Element and Chapter 11 Pacific Ridge Element.	11/09
Ordinance No. 1499	Amending Chapter 1 General Planning Element, Chapter 2 Land Use Element, Chapter 3 Transportation Element, Chapter 4 Conservation Element, Chapter 5 Capital Facilities Element, Chapter 6 Parks, Recreation and Open Space Element, Chapter 7 Housing Element, Chapter 10 Marina District Element and Chapter 11 Pacific Ridge Element.	11/10
Ordinance No. 1528	Amending the land use map and Chapter 2 Land Use Element.	12/11



City of Des Moines

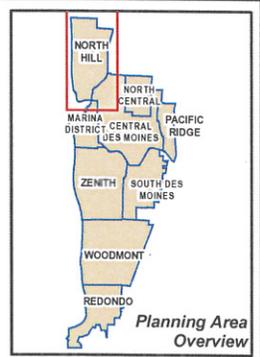
Comprehensive Plan

North Hill Planning Area

- Comprehensive Plan Designations**
- RESIDENTIAL
 - SF - Single Family
 - MF - Multifamily
 - T - Townhome
 - RF - Retirement Facility
 - PR-R - Pacific Ridge Residential
 - COMMERCIAL
 - COM - Commercial
 - BP - Business Park
 - PF - Public Facility
 - PR-C - Pacific Ridge Commercial
 - PR-M - Pacific Ridge Mixed
 - PARK - Park
 - Des Moines City Limits
 - Streams
 - Mixed Use Overlay
 - Planning Area Boundary
 - Public/Exempt Parcels (DM Only)
 - PUD See Plan For Density

CITY OF DES MOINES
COMPREHENSIVE PLAN MAP SERIES
 This map series is intended for general planning purposes related to the City of Des Moines Comprehensive Plan.

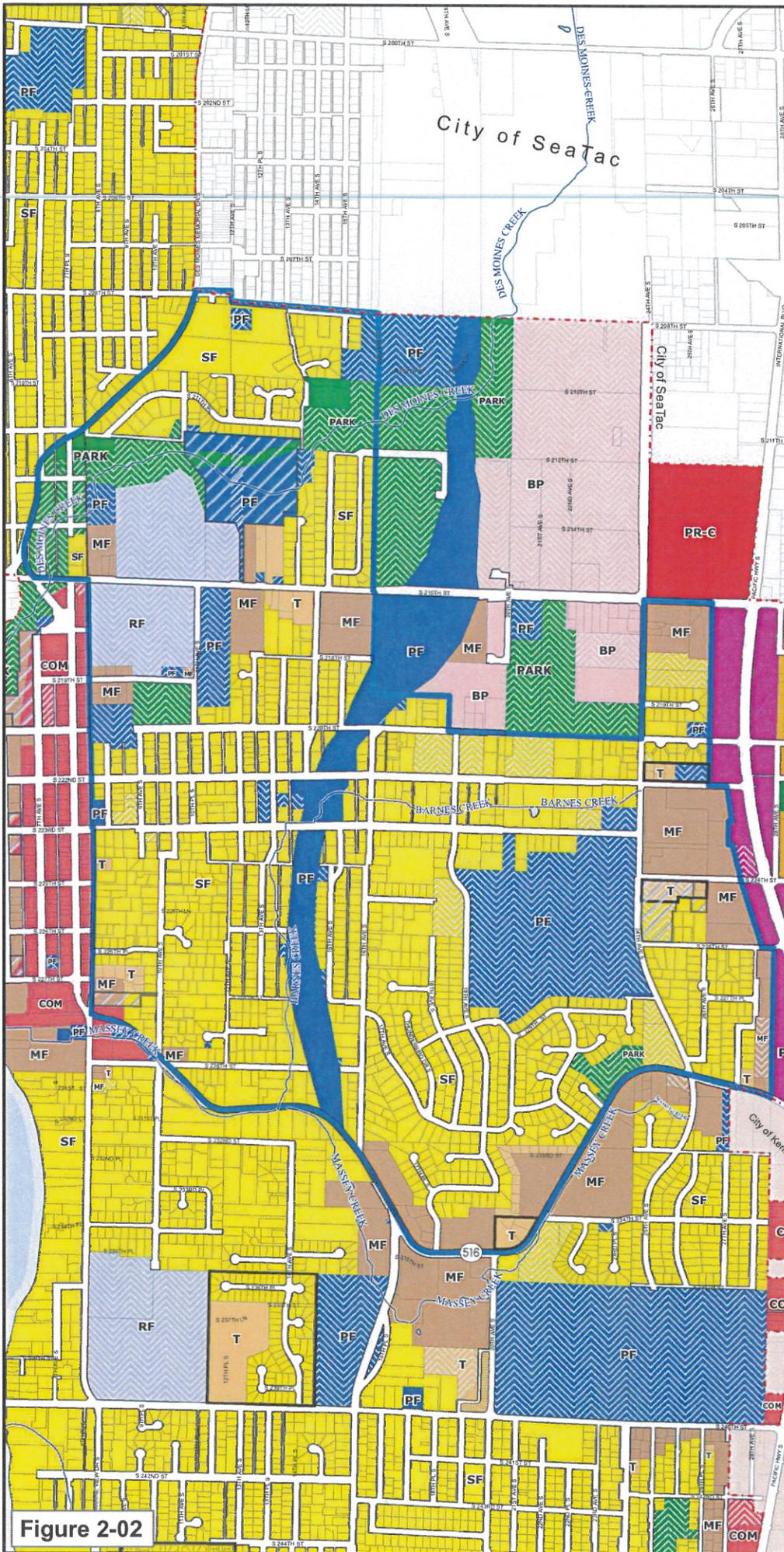
- Enacting Ordinances**
- Ord. 1528, 2011
 - Ord. 1499, 2010
 - Ord. 1469, 2009
 - Ord. 1425, 2008
 - Ord. 1376, 2006
 - Ord. 1232, 2003
 - Ord. 1265, 2000
 - Ord. 1238, 1999
 - Ord. 1176, 1996
 - Ord. 1160, 1995



Planning, Building & Public Works
 21630 11th Ave S, Suite D
 Des Moines, WA 98198-6398
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 WEB: <http://www.desmoineswa.gov>

Figure 2-07

File: Preferred Land Use Mapbook.mxd
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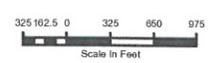
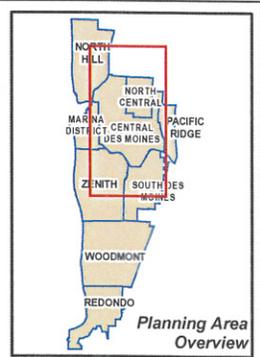


City of Des Moines
Comprehensive Plan
Central Des Moines
Planning Area

- Comprehensive Plan Designations**
- RESIDENTIAL**
- SF - Single Family
 - MF - Multifamily
 - T - Townhome
 - RF - Retirement Facility
 - PR-R - Pacific Ridge Residential
- COMMERCIAL**
- COM - Commercial
 - BP - Business Park
 - PF - Public Facility
 - PR-C - Pacific Ridge Commercial
 - PR-M - Pacific Ridge Mixed
 - PARK - Park
- Des Moines City Limits
- Streams
- Mixed Use Overlay
- Planning Area Boundary
- Public/Exempt Parcels (DM Only)
- PUD See Plan For Density

CITY OF DES MOINES
COMPREHENSIVE PLAN MAP SERIES
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- Enacting Ordinances**
- Ord. 1528, 2011
 - Ord. 1499, 2010
 - Ord. 1469, 2009
 - Ord. 1425, 2008
 - Ord. 1376, 2006
 - Ord. 1232, 2003
 - Ord. 1265, 2000
 - Ord. 1238, 1999
 - Ord. 1176, 1996
 - Ord. 1160, 1995



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Figure 2-02

File: Preferred Land Use Mapbook.mxd
Map Generated: Dec 22, 2011
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the City of Des Moines Zoning Map as the official zoning map. Undertake all planning activities to implement and support the designated land use pattern.

2-03-13 Recognize that the existence of concomitant agreements, contract rezones, development agreements and similar restrictions may limit the degree to which properties may be developed. Such restrictions established by the City shall be given substantial weight during consideration of requested amendments.

2-03-14 Work with Highline Community College to establish an Institutional Campus land use designation and overlay zone that supports the uses, services and operations, and facilitates the redevelopment plans as established in HCC's campus Master Plan.



City of Des Moines

Comprehensive Plan Preferred Land Use

Comprehensive Plan Designations

- RESIDENTIAL**
- MF - Multifamily
 - PR-R - Pacific Ridge Residential
 - RF - Retirement Facility
 - SF - Single Family
 - T - Townhome
- COMMERCIAL/NON RES**
- BP - Business Park
 - COM - Commercial
 - PARK - Park
 - PF - Public Facility
 - PR-C - Pacific Ridge Commercial
 - PR-M - Pacific Ridge Mixed
- Des Moines City Limits
- Neighborhood Planning Areas
- North Central Subareas
- PUD - See Plan For Density

**CITY OF DES MOINES
COMPREHENSIVE PLAN MAP SERIES**
This map series is intended for general planning purposes related to the City of Des Moines Comprehensive Plan.

Enacting Ordinances

- ORDINANCE, YEAR**
- Ord. 1160, 1995
 - Ord. 1176, 1996
 - Ord. 1238, 1999
 - Ord. 1265, 2000
 - Ord. 1232, 2003
 - Ord. 1376, 2006
 - Ord. 1425, 2008
 - Ord. 1469, 2009
 - Ord. 1499, 2010
 - Ord. 1528, 2011



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