

# MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

November 18, 2014

South Conference Room

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

## Council Members

Chair Matt Pina

Jeremy Nutting

Jeanette Burrage

## City Staff

Tony Piasecki – City Manager

Michael Matthias – Asst. City Manager

Dan Brewer – PBPW Director

Denise Lathrop – Community Development Mgr

Grant Fredricks – Consultant

Tim George – Assistant City Attorney

## 1. Call to Order

The meeting was called to order at 5:02 p.m. by Chair Matt Pina

## 2. Approval of the October 9, 2014 Meeting Minutes

Minutes approved as submitted.

## 3. Development Updates

The following projects were discussed:

- Artemis Hotel
- DMCBP
- Highline Place
- Waterview Crossing
- Marina Development Project

## 4. Economic Development Element of the Comprehensive Plan

Assistant City Manager Matthias provided a draft Economic Development Element for the Comprehensive Plan. Matthias discussed the draft policies, and implementation strategies. If the Council ultimately decided to include an Economic Development element in the Comprehensive Plan, staff would use the implementation strategies and action items to develop an Economic Development Strategic Plan for use as a guiding and strategic document for economic development activities.

## 5. Adult Entertainment Uses

Assistant City Attorney George provided a set of City Codes regulating Adult Entertainment, and discussed fees collected for the two existing Adult Entertainment locations. There was discussion about changing the language in the Zoning Code to allow this use specifically in the PR-C zone, but staff clarified that the Zoning Code now only allows such use in PR-C. There was also discussion about modifying the separation requirements from 500 feet to 1,000 feet in the Adult Entertainment Facility Zoning Chapter (18.160) as suggested in a report conducted by the City in 1984. There was also a discussion about strengthening the regulations related to the activities of the patrons of these facilities. The Committee directed staff to prepare draft ordinances for further discussion and consideration at upcoming Council meetings.

## 6. Pacific Highway South Corridor – Community Commercial Zoning (South 252<sup>nd</sup> St – South 272<sup>nd</sup> St.)

PBPW Director Brewer discussed options for addressing the remainder of the Pacific Highway South corridor currently zoned Community Commercial (C-C). There was some discussion about the possibility of rezoning some properties closest to South 272<sup>nd</sup> Street to Transit Community (T-C). There was some reluctance from the committee on this idea. PWPB Director Brewer suggested

that staff prepare a working draft ordinance to address the C-C zoning regulations following the process that has been used along the corridor in order to provide consistency. Staff will address building heights, setbacks from residential areas, allowed uses, parking, and landscaping requirements.

The Committee directed staff to prepare a draft ordinance for further discussion and consideration at upcoming Council meeting. The committee asked that the draft ordinance be e-mailed to them in advance of the Council meeting for review.

#### **7. Committee Member Comments**

None.

The next regular meeting is tentatively scheduled for December 11<sup>th</sup>, 2014, from 5:30-6:50 p.m. in the South Conference room.

Adjourned at 6:12 p.m.

Respectfully submitted by:

Dan Brewer, Planning, Building and Public Works Director