

**REGULAR MEETING
DES MOINES CITY COUNCIL
21630 11th Avenue South, Des Moines, City Council Chambers**

July 26, 2012 - 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CORRESPONDENCE

COMMENTS FROM THE PUBLIC:

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

PRESIDING OFFICER'S REPORT

ADMINISTRATION REPORTS

Port of Seattle New Century Agenda Presentation

CONSENT CALENDAR

Item 1: APPROVAL OF MINUTES

Motion is to approve the minutes of the meetings of July 5 and 12, 2012

Item 2: APPROVAL OF VOUCHERS

Motion is to approve for payment vouchers and payroll transfers described as follows:

Claim checks **\$861,097.75**

Payroll fund transfers in the total amount of **\$448,835.04**

Total certified Wire Transfers, Voids, A/P & Payroll vouchers are **\$1,309,932.79**

PUBLIC HEARING

1. Draft Ordinance 12-019 to Consider Amendments to the Business Park Zone (Chapter 18.25 DMMC)

Staff Presentation: Senior Planner Jason Sullivan

2. Draft Ordinance 12-107, Barton (former Blueberry Lane) Zoning Reclassification (RS- 7200 to B-P)

Staff Presentation: Senior Planner Jason Sullivan

NEW BUSINESS

1. Budget Amendments

Staff Presentation: Finance Director Paula Henderson

NEXT MEETING DATE August 9, 2012, City Council Regular Meeting

ADJOURNMENT

Consent Agenda Item #1

REGULAR MEETING DES MOINES CITY COUNCIL

July 5, 2012 - 7:00 p.m.

CALL TO ORDER - Mayor Kaplan called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE – The flag salute was led by Councilmember Musser.

ROLL CALL

Present were Mayor Dave Kaplan; Mayor Pro-Tem Matt Pina; Councilmembers Dan Caldwell, Melissa Musser, Jeanette Burrage, Bob Sheckler and Carmen Scott.

Staff present were City Manager Tony Piasecki; City Attorney Pat Bosmans; Assistant City Manager Lorri Ericson; Planning Building and Public Works Director Grant Fredricks; Assistant Director of Transportation and Engineering Dan Brewer; City Clerk Sandy Paul

COMMENTS FROM THE PUBLIC:

Dr. Rosenberg, 22222 Dock Avenue South, #1-C, commented that the City of Des Moines is fortunate to have Beach Park which was paid for by the public. She asked consideration of parking needs of the park, and asked for good planning for parking for the future.

Anita Johnson, Chris Mitchell, Janice Rider and Michelle Roedell spoke about being against increasing building heights in the Marina District.

Rachel Atkins spoke about the new Massage Center that opened in Des Moines at 22606 Marine View Drive. Business partner Simone Vigil, 23641 20th Avenue South, also spoke about the Massage Center.

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

Councilmember Scott

- Invited everyone to the Farmer's Market on Saturdays,
- Rededication of the Auditorium will take place on July 11
- Mentioned the lawn maintenance and clean up at the dining hall

Councilmember Sheckler

- Quoted from his book *The 776 Stupidest Things Ever Said by Politicians*

Mayor Pro-Tem Pina

- Reported on the PS&T meeting
- Thanked Destination Des Moines for the great July 4 celebration and fireworks display
- Will be leaving the meeting early

Councilmember Caldwell

- Commented on the speakers who talked this evening and thanked them . Asked the public to bear with the Council and to keep attending meetings

PRESIDING OFFICER'S REPORT

- Mayor Kaplan commented on the 4th of July Celebration and thanked Destination Des Moines, staff, Powell Homes as sponsor – none of it would happen without all the participation of those who are involved
- July 20-21 a BBQ, car show, and Waterland Parade will take place
- Pulling Marina District Design Incentives this evening because Mayor Pro-Tem Pina will be leaving the meeting early and would miss the discussion
- Commented that the perception of some citizens that the City Council would be raising heights downtown is not sound

ADMINISTRATION REPORTS

- City Manager Piasecki outlined the Cleanscapes curbside Styrofoam recycling program which begins in August every Wednesday. It is at no cost to citizens
- Spoke about 'sky lanterns' which are paper sacks with a candle inside. The heat causes the sacks to rise. They are quite lovely to look at but dangerous. The City Manager signed a rule prohibiting the sky lanterns over the Marina District

ACTION/DIRECTION

Councilmember Sheckler moved to direct staff to research an ordinance regarding 'sky lanterns' for a future discussion; second by Mayor Pro-Tem Pina. The motion passed, 6-1. Councilmember Burrage voted *no*.

CONSENT CALENDAR

Item 1: APPROVAL OF MINUTES

Motion is to approve the minutes of the meeting of June 14, 2012

Item 2: ESTABLISHING JULY 11, 2012 AS PARKS AND RECREATION DAY, AND THE MONTH OF JULY AS PARKS AND RECREATION MONTH

Motion is to approve Draft Resolution No. 12-114 recognizing July 11, 2012 as Parks and Recreation Day in Des Moines and July as Parks and Recreation Month in Des Moines.

ACTION/DIRECTION

Councilmember Musser moved to adopt the Consent Agenda as presented; Mayor Pro-Tem Pina, second. The motion passed 7-0.

Mayor Pro-Tem Pina left the meeting at this time.

OLD BUSINESS

1. Sound Transit Planning Update

Rachel Smith From Sound Transit made a presentation to update the Council on all things new at Sound Transit/Regional Transit in the Puget Sound Area.

The item was for information and discussion only, and no action was taken.

2. Marina District Design Theme and Incentives was pulled from the agenda in favor of a future date in August.

NEW BUSINESS

1. Pavement Overlay Ballot Proposition

Assistant Director of Transportation and Engineering Dan Brewer explained that the local roadways have a life of 20-25 years if maintained properly. The current economic climate has kept the city

from normal, regular street maintenance. With 215 road miles of streets in Des Moines it would cost conservatively \$100 million to replace the streets. Ideally, 4-5 miles of roadway should be maintained each year at an estimated cost today of \$1.2-\$1.4 million.

ACTION/DIRECTION

Councilmember Sheckler moved to approve Draft Resolution No. 12-115 and the ballot language contained therein and establishing November 6, 2012 as the election date for the question on whether to increase the Utility Occupation Tax rate from 6% to 8%. Funds from the increased utilities taxes would provide for City street pavement overlays and rehabilitation for ten (10) years; Councilmember Musser, second.

Councilmember Burrage moved to amend the motion to reduce the UOT rate to 1.5% increase. The motion died for lack of a second.

The motion passed, 4-2. Councilmembers Burrage and Caldwell voted no.

NEXT MEETING DATE

July 12, 2012, City Council Regular Meeting, 7:00 p.m., Woodmont Elementary School Gymnasium, 26454 16th Avenue South Des Moines, WA 98198

ADJOURNMENT

There being no further business to come before the Council, the Councilmember Burrage moved to adjourn the meeting; Councilmember Sheckler, second. The motion passed, 6-0. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Sandy Paul CMC
City Clerk

MINUTES
SPECIAL MEETING TO HOLD EXECUTIVE SESSION
July 12, 2012

CALL MEETING TO ORDER – The Special Meeting was called to order at 5:35 p.m. by Mayor Kaplan in City Council Chambers. The Executive Session recessed to the North conference room.

ROLL CALL - Present were Mayor Dave Kaplan; Mayor Pro-Tem Matt Pina; Councilmembers Dan Caldwell, Melissa Musser, Jeanette Burrage, and Carmen Scott; and City Manager Tony Piasecki.

PURPOSE - The purpose of the special meeting was to hold an Executive Session to discuss the performance of a public employee and to discuss pending litigation according to RCW 42.30.110. No formal action was taken.

ADJOURNMENT

The Special Meeting was adjourned at 6:30 p.m. to the regular City Council meeting at Woodmont Elementary School.

Respectfully submitted,

Tony Piasecki
City Manager

**REGULAR MEETING
DES MOINES CITY COUNCIL**

**Woodmont Elementary School in the gymnasium, at 26454 16th Avenue South, Des Moines,
WA 98198**

July 12, 2012 - 7:00 p.m.

CALL TO ORDER - Mayor Kaplan called the meeting to order at 7:00 p.m. at Woodmont Elementary School in the gymnasium, at 26454 16th Avenue South, Des Moines, WA 98198

PLEDGE OF ALLEGIANCE – The flag salute was led by Councilmember Caldwell.

ROLL CALL

Present were Mayor Dave Kaplan; Mayor Pro-Tem Matt Pina; Councilmembers Dan Caldwell, Melissa Musser, Jeanette Burrage, Bob Sheckler and Carmen Scott.

Staff present were City Manager Tony Piasecki; City Attorney Pat Bosmans; Assistant City Manager Lorri Ericson; Planning Building and Public Works Director Grant Fredricks; Police Chief George Delgado; Parks Recreation and Senior Services Director Patrice Thorell; Assistant Director of Transportation and Engineering Dan Brewer; Commander Kevin Tucker; Officer Bob Boles; Associate Transportation Engineer Brandon Carver; CIP Project Manager Scott Romano; City Clerk Sandy Paul

COMMENTS FROM THE PUBLIC:

Rikki Marohl, 22807 17 Avenue South, reported on the very successful Farmer's Market. She invited everyone to the Pancake Breakfast on Saturday to be held at the Farmer's Market

Doris Wolfson, Woodmont resident, said that with all the natural attributes to be a great community, Des Moines is stale. Neighboring communities are booming and Des Moines should be too.

Gerald McLaughlin, 28436 Soundview Drive, was concerned with security. He said law enforcement has been forced into money generation by issuing excessive traffic citations. He said more attention needed to be paid to small crimes.

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

Councilmember Scott

- Spoke about many of the events in Des Moines and commented that it seems that a lot of people are not being reached. She listed a number of activities held recently and to be held soon
- Recognized Redondo's own historian, 'Redondo Rick'
- Thanked everyone for attending

Councilmember Burrage

- Thanked so many people for attending this meeting at Woodmont Elementary School, so many, in fact, that the parking is gone.

Mayor Pro-Tem Pina

- Came to listen, not to speak

Councilmember Musser

- Added to events taking place in Des Moines as well as some community initiatives that are ongoing

Councilmember Caldwell

- Gave kudos to the City Manager Tony Piasecki and commended staff and council for having this meeting at Woodmont Elementary School
- Would like to stop the airplane noise and pledge to work with everyone and their ideas
- Spoke about the volunteer programs in the City being the finest

PRESIDING OFFICER'S REPORT

- Mayor Kaplan thanked the Federal Way School District for accommodating this meeting
- Staff and Council have identified several issues in the Woodmont/Redondo area. But the purpose of this meeting is to hear the citizens' comments about this area
- No video last week because Puget Sound Access showed at Woodmont up last week and seeing no one, they left
- Attended the quarterly meeting of small businesses where periodic reports are exchanged and information is shared
- With Councilmember Musser and Mayor Pro-Tem Pina, met with King County Executive Dow Constantine and others to discuss the business environment and what King County might be able to partner with Des Moines in that regard
- Dedication of Beach Park Auditorium took place Wednesday, July 11
- Thanked the Parks Maintenance crew for getting the park ready for the dedication

ADMINISTRATION REPORTS

- City Manager Piasecki introduced newly hired Police Chief George Delgado
- Staff members present were introduced

CONSENT CALENDAR

Item 1: APPROVAL OF MINUTES

Motion is to approve the minutes of the meetings of June 28, 2012

Item 2: APPROVAL OF VOUCHERS

Motion is to approve for payment vouchers and payroll transfers described as follows:

Claim checks **\$412,430.63**

Payroll fund transfers in the total amount of **\$491,426.47**

Total certified Wire Transfers, Voids, A/P & Payroll vouchers are **\$903,857.10**

Item 3: AWARD OF REDONDO HEIGHTS PIPE PROJECT CONTRACT

Motion is to award the construction contract for the Redondo Heights Storm Sewer Replacement project to Pacific Coats General, LLC, in the amount of \$334,506.08, plus a 10% contingency and further to authorize the City Manager to sign said contract

Item 4: JOINT MINOR HOME REPAIR PROGRAM INTERLOCAL AGREEMENT

Motion is to authorized the City Manager to sign the Interlocal Agreement between the Cities of SeaTac, Des Moines, Covington, Pacific and Tukwila for the 'Minor Home Repair Program' for 2012 through May 31, 2013.

Item 5: TRANSPORTATION GATEWAY PROJECT: SOUTH 216TH STREET RIGHT-OF-WAY ACQUISITION: USPS – PARCEL 3

Motion is to approve and accept the Public Use and Temporary Construction Easement for Parcel Number 092204-9077, the Des Moines Post Office, purchasing a 176 square foot permanent sidewalk easement in the amount of \$1,085.92, a 44 square foot Slope Easement in the amount of \$67.87, for a total of \$1,154.00 (rounded to the nearest dollar), an administrative settlement and processing fee in the amount of \$2,500, for a grant total of \$3,654.00, plus reasonable closing costs, and to authorizes the City manager to sign the Public Use and Temporary Construction Easement and Real Property

Voucher Agreement substantially in the form as submitted and accept the easement on behalf of the City of Des Moines.

ACTION/DIRECTION

Councilmember Caldwell moved to adopt the Consent Agenda; Councilmember Scott, second. The motion passed 7-0.

PUBLIC HEARING

1. 2013-2032 TRANSPORTATION IMPROVEMENT PLAN (TIP) ADOPTION

Mayor Kaplan opened the public hearing at 7:30 p.m.

Assistant Transportation Director Dan Brewer provided a PowerPoint presentation and explained the City's 30-year Comprehensive Transportation Improvement Plan (TIP) which is filed with the state of Washington each year by August 1. One new program was added this year called Citywide Street Improvement Project. Other highlights included the 28th/24th Street Improvement project that was increased in priority in conjunction with the City of SeaTac and possible joint grant funding and the expansion of 16th/18th Avenues from 216th to 220th Streets.

Mayor Kaplan asked that those wishing to speak about the TIP to please do so at this time. There was no one signed up to speak. Mayor Kaplan called three times for anyone else wishing to speak.

Mayor Kaplan closed the Public Hearing at 7:38 p.m.

Mayor Kaplan invited Council comments and questions.

ACTION/DIRECTION

Councilmember Sheckler moved to approve Draft Resolution No. 12-088 adopting the 2013-2032 Transportation Improvement Plan for the City of Des Moines; Mayor Pro-Tem Pina, second.

Councilmember Burrage moved to amend the motion to include item #52, South 223rd Street Improvement Project be moved up in priority to #34 if the bond measure passes; Councilmember Musser, second. Maker and seconder of the motion accepted the motion as a friendly amendment to the main motion.

The motion passed, as amended, 7-0.

Mayor Kaplan read the title of the resolution as approved.

NEW BUSINESS

1. DRAFT RESOLUTION 12-092, ENVIRONMENTAL STEWARDSHIP

Assistant Transportation Director Dan Brewer made the presentation. If this is not approved, the city will not qualify for grant funds. Without grants, many projects will not move forward.

ACTION/DIRECTION

Mayor Pro-Tem Pina moved to approve Draft Resolution No. 12-092 adopting environmental stewardship policies for the City of Des Moines; Councilmember Musser, second. The motion passed 7-0

2. WOODMONT/REDONDO POLICY DISCUSSION

A Joint Inter-Departmental Staff report was presented as a handout for citizens. The purpose of the meeting was to listen to the concerns of Woodmont/Redondo residents.

Woodmont Speakers included the following:

Ron Harris

28910 4th Place South

Feels Redondo park/boat ramp could be a money

Cliff McNeil	28212 Redondo Beach Drive #211	maker. Wants docks to go in earlier by shrimp season which opens in early May. Offered some parking solutions at Redondo including adding parking on vacant right of way, converting Wooton horseshoe pit to parking and parallel to angle parking. Also mentioned missing no parking sign at 8 th /272 nd and problems with emergency vehicle access/egress.
Barry Costello	28303 Soundview Drive South	Proposed speed bump or all way stop at Redondo Way/Sound View Drive.
Joan Barker	700 South 282 nd Street #742	Problems with the curb being too high @ 282 nd & Redondo Beach Drive – 12". Salty's plantings create a blind corner. The corner turns into a lake during the rainy season.
John Sullivan	28303 Soundview Drive South	Affirmed what Barry Costello said about the 3-way stop and school bus stop safety. Good job being done on taking care of Wooton park.
Orrin Maly	28303 Soundview Drive South	Would like to see Redondo Beach go all the way to Salt Water State Park. Use wooded area east of Wooton Park for parking. 4 th Avenue South out of Redondo; Speed limit is 25 mph and should be changed to 15 mph.
Pat Daniel	1313 South 279 th Street	Complained about visibility on South 279 th Street due to overgrown blackberries.
Don Grassell	1321 South 279 th Street	Only 2 streetlights on a 3-block long street. Need to be more and he will help pay for them. Has a concern with break ins – his house was broken into when wife/granddaughter were there and it took the police 47 minutes to get there.
Bert Markel	1831 Soutj 268 th St #19	Concern with the Secona mobile home park that once supported small families and now supports multi-generational families and mobile homes being added onto without proper permits. Also lack of commercial management.
Rick Johnson	28624 Redondo Beach South	Concerned with the amount of car vandalism and noise at night. Feels the area needs more police presence and surveillance cameras in public areas.
Leonard Hicks	12185 257 th Place	Signed up but made no comments.
Gene Auchziger	28708 Soundview Drive South	Suggested charging for parking because most people that use the Redondo area are not residents.
Jerry Kingen	Salty's @ Redondo	Said he would help with the crosswalk then light it.
Sandra Babbit	26425 7 th Avenue South	Trees on both sides of Woodmont Beach Drive need to be checked as it looks like they are ready to fall down. Car prowls seem to be increasing along with vandalism and burglary. Wants speed bumps on 8 th Avenue South
David Toppeno	2018 South 233 rd Street	Spoke about critical areas list and is concerned about trees in ravines that need to be maintained but can't without extensive permitting process because of critical areas restrictions. Wants a certified arborist report to be sufficient for tree work.
Vick Anderson	27036 8 th Avenue South	Spoke about trees and deep ditches on his street that has little runoff. Concern with the street sweepers going through when there are no

Richard Leeds	27915 10 th Avenue South	sidewalks and seems to make more of a mess by sweeping shoulder gravel onto roads. Questioned need for any street sweeping. Would like to have an activities center in his end of town. Spoke about parks, drainage, rain gardens and pervious surfaces along with more parks. Remarked that the police response was slow and asked that the number of police be based on the number of people that use the boardwalk. Comments pertaining to re-stripping the parking lots to generate more money and solve some safety issues. Provide a fenced dog-walk in Wootton Park to increase sense of community and for neighbors to meet each other. Sell advertising on the fencing to help pay for the dog area and for fighting crime. Agreed to help fund the fence himself. Has concerns regarding vacant homes and neighbors that have junk in their yards. Issues regarding sinking pavement and standing water. Her car high centers going out of the driveway. Too many blackberry bushes and sidewalk plantings not being maintained. No sidewalks or street lights on 268 th and it is very dark. Concern about noise that goes on for hours with car radios being on too loud in the parking lot. Concerned about speeding and wants a portable speed monitor on 10 th Ave S. Spoke about the upcoming National Night Out.
Thomas Cameron	28313 ??	
Gerald McLaughlin	28436 Marine View Drive	
Lisa Williams	26715 16 th Place South	
Hope Steele	28303 Soundview Drive	
Norm McDonald	908 279 th Place	
Nadia Curtis	27319 10 th Place South	

ACTION/DIRECTION

Notes were taken, and action will follow in the coming days and weeks..

Mayor Kaplan thanked everyone for coming. He said limitation of resources does not make problems go away and anything that can be done will be done.

City Manager Piasecki provided his phone number, 206.870.6550 and the phone number of the Public Works Department, 206.870.6525.

NEXT MEETING DATE: July 26, 2012, City Council Regular Meeting

ADJOURNMENT

There being no further business to come before the City Council, Councilmember Musser moved to adjourn; Councilmember Burrage, second. The motion passed 7-0.

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Sandy Paul CMC
City Clerk

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Barton Zoning Reclassification

FOR AGENDA OF: July 26, 2012

ATTACHMENTS:

1. Draft Ordinance 12-107
2. Ordinance 1528
3. Project Narrative
4. SEPA Notice of Adoption
5. Subject Site and Vicinity Map
6. Existing Comprehensive Plan
7. Existing Zoning Map
8. Proposed Zoning Map
9. Noise Contour Map
10. Barton Zoning Reclassification Only

DEPT. OF ORIGIN: Planning, Building, & Public Works

DATE SUBMITTED: July 16, 2012

CLEARANCES:

- ☒ Legal *PB*
- ☐ Finance N/A
- ☐ Marina N/A
- ☐ Parks, Recreation & Senior Services N/A
- ☒ Planning, Building & Public Works *AK*
- ☐ Police N/A
- ☐ Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: *AK*

Purpose and Recommendation:

The purpose of this public hearing is to seek the City Council's approval of Draft Ordinance 12-107 related to a zoning reclassification from Residential Single Family (RS-7200) to Business Park (B-P) for specific properties in the northeastern corner of the North Hill Neighborhood designated BP-Business Park by the *Des Moines Comprehensive Plan*. Administration requests that the City Council approve the proposed zone reclassification by passing the following motions:

MOTIONS:

Motion 1: "I move to suspend City Council Rule 26a to consider Draft Ordinance 12-107 on first reading."

Motion 2: "I move to adopt Draft Ordinance 12-107 amending DMMC 18.80.010 modifying the official zoning map of the City of Des Moines."

Background:

As part of the 2011 Comprehensive Plan Amendments, the City received a request from Richard J. and Charlotte F. Williams to change the preferred land use designation established by the *Des Moines Comprehensive Plan* from SF-Single Family Residential to BP-Business Park for the property located at 19659 Des Moines Memorial Drive. This property is commonly known as the "Barton Site", because of its past ownership. On December 1, 2011, the City Council adopted Ordinance 1528 adopting the 2011 Comprehensive Plan Amendments, which included among other items, changing the land use designation of the Barton Site and five surrounding properties (identified as Lots A – E) from SF-Single Family to BP-Business Park as illustrated on **Attachment 6**.

State Environmental Policy Act

Draft Ordinance 12-107 requires review under the State Environmental Policy Act (SEPA) – Chapter 43.21C RCW as a non-project action.

The City's SEPA Responsible Official reviewed the content of the DNS and associated SEPA Checklist for the 2011 Comprehensive Plan Amendments, under file number LUA2011-0028, which included an evaluation of the impacts associated with changing the land use designation on property in the northeastern corner of the North Hill Neighborhood from Single-Family to Business Park. This SEPA analysis was also sufficient to address the likely environmental impacts associated with the proposed zoning reclassification from Residential Single Family – 7,200 (RS-7200) to Business Park (B-P). Following this review, the SEPA Responsible Official issued a Notice of Adoption of Existing Environmental Documents adopting the documents in **Attachment 4** pursuant to WAC 197-11-630 in order to fulfill the environmental review requirements of SEPA.

Notice Requirements

Amendments to the official zoning map are considered Type IV Land Use Actions pursuant to DMMC 18.56.060(1) and as such require a public hearing with the City Council pursuant to DMMC 18.56.180 and 18.60.040. Notice of the public hearing was posted at the City's official posting locations, the City website, the Seattle Times, provided to all properties owners subject to the zoning reclassification, and to all properties within 300 feet of the area under consideration to be rezoned as required by DMMC 18.60.120(3).

Planning Agency Review

The Planning Agency reviewed the requested zoning reclassification during its regular meeting on June 4, 2012. The Planning Agency recommended that the City Council change the zoning on all properties designated BP-Business Park as part of this request under an "area-wide" zoning reclassification in order to achieve consistency with the Comprehensive Plan land use designations. This recommendation has been incorporated into the Draft Ordinance included as **Attachment 1**.

Discussion:

The *Des Moines Comprehensive Plan* Land Use Element (Chapter 2) establishes preferred land use designations to reflect the desired zoning for all properties within the City. Over time the zoning map is required to be amended in order to achieve consistency with the identified preferred land use designations established by a jurisdiction's comprehensive plan which is the starting point for any planning process and the centerpiece of local planning. This concept is also one of the key requirements established by Policy 2-03-12 and Strategy 2-04-03 of the *Des Moines Comprehensive Plan* which states that the City must create consistency between the preferred land use designation and adopted zoning map. The Barton Site and five surrounding properties (identified as Lots A – E in **Attachment 6**) are not in compliance with this fundamental planning principle. The properties are currently zoned RS-7200 which is inconsistent with the BP preferred land use designation. The zoning classification on the subject properties should be changed to Business Park in order to effectuate the City Council's decision in 2011 to re-designate the properties to BP. This Business Park zoning designation is consistent with all other properties with the land use designation of BP. Maps illustrating the current and proposed zoning classifications are included as **Attachments 7 and 8** respectfully.

The decision to re-designate the properties was based on the fact that the properties are south of Seattle-Tacoma International Airport (Sea-Tac Airport) and within the South Airport Transition Zone (ATZ) for the third runway. The properties are heavily impacted by noise from airplanes taking off and landing, making it untenable for residential use. In addition, the northeastern edge of the property abuts the proposed State Route 509 which makes it better suited for business park development rather than single family residential.

The Port of Seattle's (the Port) current *Seattle-Tacoma International Airport FAR Part 150 Study* (Part 150 Study) (2002) Figure C39 illustrates that the subject properties are located within 65 Day-Night Average Sound Level (DNL). The Port is currently updating the 2002 Part 150 Study which requires the Port to update the noise contours. The draft version of the Projected 2016 65 DNL noise contour illustrated that the properties will remain in the 65 DNL (**Attachment 9**). Within the 65 DNL noise contour residences and noise-sensitive public use facilities (e.g., libraries, churches, schools, nursing homes, and hospitals) are general considered incompatible uses with the operations of the Sea-Tac Airport. However, the 2002 Part 150 Study identifies office buildings, wholesale, retail, utilities, government services and parking as compatible land uses within the 65-70 DNL noise level contour.

The properties are also located within South Approach Transition Zone (ATZ) of Sea-Tac Airport's third runway. The South ATZ area is located directly at the south end of the Runway Protection Zone (RPZ) where aircraft pass overhead at low altitudes. Preliminary findings of the update to the 2002 Part 150 Study suggest that residential properties located within the South ATZ for the third runway be purchased via a voluntary acquisition program. To date, sixteen single-family and six apartment buildings remain in the South ATZ. Nine of the sixteen single-family homes are located within the area proposed to be rezoned to Business Park. The other residential units are located in the City of SeaTac. Eventually, the Port envisions that the properties within the South ATZ would be rezoned to allow uses that are "airport noise compatible."

The proposed zoning reclassification will ensure that the land uses permitted in this area are compatible with Sea-Tac Airport as required by RCW 36.70.547.

Further, adjacent properties to the north and east within the City of SeaTac on the north side of South 194th Street are designated Residential Medium Density and Commercial High Density while the properties on the east side of Des Moines Memorial Drive are designated for Industrial uses.

Alternatives:

The City Council has the following alternatives:

- **Alternative 1: Do Nothing**

The City Council may determine that particular conditions exist that warrant denying the zoning reclassification; however, these conditions would have to be clearly articulated. This is not the recommended alternative.

- **Alternative 2: Approve of the Barton Zoning Reclassification Only**

The City Council could amend Draft Ordinance 12-107 so that the zoning reclassification applies only to the Barton site illustrated on **Attachment 10** and adopted the Draft Ordinance on first reading or send the amended Draft Ordinance to a second reading. This is not the recommended alternative.

- **Alternative 3: Approve Zoning Reclassification on first reading.**

The City Council could adopt Draft Ordinance 12-107 on first reading changing the zoning classification from Residential Single Family – 7,200 to Business Park on the Barton property and the other five similarly situated properties located nearby. When combined, the zoning reclassification would create a contiguous business and commercial area approximately 15.59 acres in size. These changes would also reduce the likelihood of future land use conflicts related to the establishment of single family residences within the South Airport Transition Zone for the 3rd runway at Sea-Tac Airport and designated industrial lands to the north and east that are located within the City of SeaTac. This is the recommended option.

This option is only available if the City Council also adopted Draft Ordinance 12-019 on first reading at the Public Hearing on July 26, 2012. Draft Ordinance 12-019 amends the Business Park Zone in order to establish development regulations for Business Park-zoned properties outside of the North Central Neighborhood.

- **Alternative 4: Move the Zoning Reclassification to a second reading.**

The City Council could move Draft Ordinance 12-107 to a second reading. This option is required if the City Council also moved Draft Ordinance 12-019 to a second reading. This is not the recommended option.

Financial Impact:

The zoning reclassification will allow for the redevelopment of property for business park uses. Future development of the property would likely provide economic benefits¹ to the City:

- **Jobs:** While exact users have not yet been established, similar scaled developments have produced activities that support up to 200 permanent jobs onsite. Additionally a number of construction jobs will be generated during the development of the property.
- **On-going Tax Revenues:** The City could likely receive on-going annual revenues of up to \$275,000 as a result of the development of the property.
- **Construction Tax Revenues:** The value of the construction of buildings and other site improvements upon completion could be up to \$15 million. The City's portion of the direct, one-time tax revenues generated onsite from construction could be up to \$180,000.

Recommendation/Conclusion:

The zoning reclassification to Business Park will bring the property into compliance with the Growth Management Act (Chapter 36.70A RCW) and allow the property owner(s) to develop the property with uses that are compatible with the Airport and other nearby uses. Specifically, approving the zoning reclassification will implement the following City goals and objectives:

- **City Council 2012 Objectives:** A Strategic Objective of the City Council is to foster the development of the properties which create an additional revenue source to address the City's structural deficit.
- **Des Moines Comprehensive Plan:** The proposed zoning reclassification will ensure the siting of compatible uses adjacent to the Sea-Tac Airport as direct by Land Use Element Policy 2-03-11.
- **Des Moines Municipal Code:** A primary purpose and objective of the Business Park (B-P) zone is to provide suitable areas of the city for development of compatible professional office and wholesale trade uses that provide for the planned economic development of the City.

Therefore, Administration requests that the City Council approve the zoning reclassification of the Barton site and the five adjacent properties in the North Hill Neighborhood.

Concurrence:

The recommended action received a "do pass" recommendation from the Planning Agency.

¹ Revenue and Job estimates are based on the multipliers established in the *Des Moines Creek Business Park Economic Benefit Estimates* December 8, 2006 and preliminary discussion with the property owner regarding the scale and scope of the proposed development.

DRAFT ORDINANCE NO. 12-107
Development Services First Draft
June 25, 2012

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON, amending the official zoning map of the City of Des Moines in order to change the zoning classification for specific properties currently zoned Residential Single Family - 7,200 (RS-7200) to Business Park (B-P).

WHEREAS, the Preferred Land Use Designation of approximately 15.59 acres of property in the northeastern corner of the North Hill Neighborhood was changed from Single Family (SF) to Business Park (BP) as part of the *2011 Des Moines Comprehensive Plan Amendments*, and

WHEREAS, the primary purpose of the zoning code as provided in Chapter 18.06 DMMC, is for the orderly development of property in the City and to prevent the intrusion of incompatible uses which would damage the security and stability of land and improvements, and

WHEREAS, the property's current zoning classification is inconsistent with the Preferred Land Designation of Commercial established by the Figure 2-06 of the *City of Des Moines Comprehensive Plan*, and

WHEREAS, the SEPA Responsible Official issued a *Notice Adoption of Existing Environmental Documents* on June 26, 2012 adopting the DNS and associated SEPA Checklist for the *2011 Comprehensive Plan Amendments* prepared by the City of Des Moines under file number LUA2011-0028 pursuant to WAC 197-11-630 to fulfill the requirements of SEPA, and

WHEREAS, on June 4, 2012, the Des Moines Planning Agency reviewed the proposed site specific rezone during a public meeting and recommended approval, and

WHEREAS, notice of the public hearing was given to the public in accordance with law and a public hearing was held on July 26, 2012, and all persons wishing to be heard were heard, and

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

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

Sec. 1. Findings of fact. The findings of fact and conclusions set forth in Exhibit A, attached hereto and incorporated by this reference, are adopted in full by the City Council in support of its decision to change the zoning classification for the area described in Section 2 of Draft Ordinance 12-107.

Sec. 2. Area of Zone Reclassification. The zoning classification of the following legally described property and depicted on the attached map (incorporated herein by this reference) entitled Exhibit "B" is amended from Residential Single Family - 7,200 (RS-7200) to Business Park (B-P):

That Portion of the Northeast Quarter located in Section 05 Township 22 North Range 04 East of the W.M., in King County, Washington described as follows:

Beginning at the northeastern corner of Lot 18 of Block 3 Lowe's Terrace No. 8 filed in Volume 50 of Plats, Page 88, Records of King County, Washington;
THENCE S 0° 13' 32" W 532.48 feet;
THENCE N 87° 25' 29" W 124.81 feet;
THENCE S 0° 50' 59" E 362.73 feet;
THENCE S 87° 19' 52" E 355.70 feet;
THENCE S 01° 54' 56" E 363.87 feet;
THENCE N 87° 12' 59" W 240.54 feet to the westerly margin of Des Moines Way;
THENCE north easterly along the westerly margin of Des Moines Way to the south margin of South 194th Street;
THENCE westerly along the southerly margin of South 194th Street 788.48 feet to northeastern corner of Lot 18 of Block 3 Lowe's Terrace 8 filed in Volume 50 of Plats, Page 88, Records of King County, Washington and the Point of Beginning.

EXCEPT that portion thereof condemned by the State of Washington under King County Superior Court No. 05-2-39263-1KNT

Sec. 3. Official Zoning Map Adoption. DMMC 18.80.010 and section 1 of Ordinance No. 179 amended by section 1 of Ordinance

No. 1235, amended by section 8 of Ordinance No. 1237, amended by section 1 of Ordinance No. 1261, amended by section 1 of Ordinance No. 1267, amended by section 1 of Ordinance No. 1289, amended by section 1 of Ordinance No. 1372 amended by section 5 of Ordinance No. 1397 amended by section 1 of Ordinance 1420 amended by section 2 of Ordinance 1431 amended by section 2 Ordinance 1520 are each amended as follows:

18.80.010 Designated.

The map filed in the City Clerk's office and marked Exhibit "EC" to Ordinance No. ~~1520-12-107~~ and adopted ~~October 13, 2011~~ July 26, 2012, constitutes the zoning map for the City. The map referenced herein supersedes all previously adopted maps. If the designations of the map are found to be in conflict with other land use designations, the map is deemed to control. Conditional rezones or other special zoning designations shall be clearly outlined on the map along with the associated ordinance number.

Sec. 4. 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. 5. 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 ____th day of July, 2012 and signed in authentication thereof this ____th day of July, 2012.

Ordinance No. 12-107
Page 4 of 7

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Effective Date: _____

Published: _____

EXHIBIT A TO DRAFT ORDINANCE NO. 12-107

FINDINGS of FACT

1. RCW 36.70.547 requires that, "[E]very county, city, and town in which there is located a general aviation airport that is operated for the benefit of the general public, whether publicly owned or privately owned public use, shall, through its comprehensive plan and development regulations, discourage the siting of incompatible uses adjacent to such general aviation airport."
2. *Des Moines Comprehensive Plan* Policy 2-03-11 directs the City to "[R]egulate the siting of incompatible uses adjacent to the Sea-Tac airport, as defined in RCW 36.70.547 and the Washington State Department of Transportation's *Airports and Compatible Land Use Volume 1* (1999)."
3. The properties are located between the 65 Day-Night Average Sound Level (DNL) and 70 DNL noise level contours as established *Seattle-Tacoma International Airport FAR Part 150 Study Update* (hereinafter Part 150 Study) (2002) Figure C39 pg C.89.
4. The 2002 Part 150 Study Figure C9 (pg C.25) identifies office buildings, wholesale, retail, utilities, government services and parking as a compatible land use within the 65-70 DNL noise level contour without noise restrictions.
5. The 2002 Part 150 Study Figure C9 (pg C.25) identifies residence as an incompatible land use within the 65-70 DNL noise level contour and should be prohibited.
6. The properties are located within the draft version of the Projected 2016 65 DNL noise level contour. The final adopted Projected 2016 65 DNL noise contour will be included in the update to the 2002 Part 150 Study currently being prepared by the Port of Seattle.
7. *Des Moines Comprehensive Plan* Policy 2-03-12 directs the City to "[R]ecognize the City of Des Moines Comprehensive Plan Preferred Land Use Maps, Figures 2-3 through 2-11, as the official land use maps of the City of Des Moines, providing a geographic representation of the Land Use Element Goal and Policies. Recognize 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."

8. *Des Moines Comprehensive Plan* Strategy 2-04-03 requires the City to "[C]reate consistency between the uses designated in the City of Des Moines Comprehensive Plan with those designated on the City of Des Moines Zoning Map."
9. *Des Moines Comprehensive Plan* Strategy 2-04-05 states that, "Zoning should be brought into conformance with the City of Des Moines Comprehensive Plan Land Use Map."
10. *Des Moines Comprehensive Plan* Strategy 2-04-06 states that the City should, "[R]equire all zoning changes to conform with the land use pattern designated on the City of Des Moines Comprehensive Plan Land Use Map. Require that all rezones consider, among other relevant considerations, the following:
 - (1) The effect upon the physical and biological environments;
 - (2) The effect on the economic, social and cultural environments;
 - (3) The impact on adjacent land uses and neighborhoods; and
 - (4) The impact on community and regional facilities, utilities, and transportation."
11. On December 1, 2011, the City Council adopted Ordinance 1528 adopting the *2011 Comprehensive Plan Amendments*, which included among other items, changing the preferred land use designation for the area described in Section 2 of Draft Ordinance 12-107 from SF-Single Family to BP-Business Park.
12. The *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook* (2011) establishes six Safety Zones based on where accidents have historically been most concentrated around airports.
13. The area designated Business Park by the *Des Moines Comprehensive Plan* Figure 2-07 is wholly located in

Safety Zone 2 as such residential uses are prohibited by the *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook Appendix F - Table F-2*.

14. The area described in Section 2 of Draft Ordinance subject to this zoning reclassification to Business Park is currently zoned Residential Single Family 7,200 is inconsistent with the current preferred land use designation of Business Park (BP) established by City of Des Moines Comprehensive Plan Figure 2-06.
15. Draft Ordinance 12-107 contains substantive standards respecting the use or modification of the environment which require review under the State Environmental Policy Act (SEPA) - Chapter 43.21C RCW as a non-project action.
16. The City's SEPA Responsible Official reviewed the content of the DNS and associated SEPA Checklist for the 2011 Comprehensive Plan Amendments prepared by the City of Des Moines under file number LUA2011-0028 which included an evaluation of the impacts associated with changing the Land Use Designation on property in the northeastern corner of the North Hill Neighborhood from Single-Family to Business Park.
17. The City's SEPA Responsible Official determined the analysis within the SEPA checklist was sufficient to address the likely environmental impacts associated with the proposed zoning reclassification from Residential Single Family - 7,200 (RS-7200) to Business Park (B-P) adopted these documents on June 26, 2012 pursuant to WAC 197-11-630 in order to fulfill the environmental review requirements of SEPA.
18. Amendments to official zoning map are considered Type IV Land Use Actions pursuant to DMMC 18.56.060(1) and as such require a public hearing with the City Council pursuant to DMMC 18.56.180 and 18.60.040.
19. Notice of the public hearing was posted at the City's official posting locations, the City website, the Seattle Times, provided to all properties owners subject to the zoning reclassification, and to all properties within 300 feet of the area under consideration to be rezoned as required by DMMC 18.60.120(3).

LUA2012-0012 Rezone

EXHIBIT B

80 40 0 80 160 240

Scale in Feet

1 inch equals 200 feet



File: LUA2012-0012_Rezone.pdf
Map Generated: Jun 29, 2012
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S 193RD PL

10TH CT S

11TH PL S

S 194TH ST

825 831 901 907 913

19411

1015

1037

1045

828 834

19417

19410

1021

19416

1017

1019

19423

840

846

852 858

19428

19434

869

857 863

S 195TH ST

833

839

845

838

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19600

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851

19608

19607

19614

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19620

19623

19626

19629

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1016

1022

1044

19635

S 197TH ST

19707

19715

1011

1019

1025

1039

19659

19719

RS-7200

1006

1002

1010

1018

S 198TH PL

19802

1019

19810

19809

19820

19830

17TH AVES

DES MOINES MEMORIAL DR S

S 196TH ST

S 196TH PL

12TH PL S

12TH LN S

Legend

Residential

RS-7200 Residential: Single Family 7200

Commercial

B-P Business Park

Jurisdictions

SeaTac

Des Moines City Limits

Zoning Map

- R-SE Residential Suburban Estates
- R-SR Residential Suburban Residential
- RS-15,000 Residential Single Family 15,000
- RS-9,600 Residential Single Family 9,600
- RS-8,400 Residential Single Family 8,400
- RS-7,200 Residential Single Family 7,200
- RS-4,000 Residential Single Family 4,000
- RA-3,000 Residential Attached Townhouse & Duplex
- RM-2,400 Residential Multifamily 2,400
- RM-1,800 Residential Multifamily 1,800
- RM-900 Residential Multifamily 900
- RM-900A Residential Multifamily 900A
- RM-900S Restricted Service Zone
- PR-A Pacific Ridge Residential

 K-C Neighborhood Commercial
 B-C Business Commercial
 C-C Community Commercial
 D-C Downtown Commercial
 G-G General Commercial
 B-P Business Park
 H-C Highway Commercial
 PR-C1 Pacific Ridge Commercial 1
 PR-C2 Pacific Ridge Commercial 2

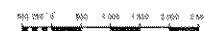
Planned Unit Development

Des Moines City Limits

Tax Parcels

Tidlands

Dispersal type	Endemism	Efficient Date
Active or highly ranging map	1236	May 1, 1988
Flowering of stems	1237	May 17, 2000
Quercus Park 20-30' canopy	1241	June 21, 2000
Florida Redwood	1242	July 25, 2000
Florida Redwood	1243	December 1, 2000
Adaptive of 2015	1248	October 11, 2001
Adaptive of 2015	1249	January 11, 2008
Florida Redwood	1250	March 1, 2001
Quercus Park	1251	December 8, 2007
Quercus Park	1423	June 26, 2006
Yam She Redwood	1626	October 11, 2001
15/20/21	0004	March 24, 1999

[illegible]

21630 11th Ave S, Suite D
Des Moines, WA 98198-6398
PHONE: (206) 870-7576 * FAX: (206) 870-6544
WEB: <http://www.desmoineswa.gov>

Alap (Anwerstet) Jan 22, 2012
 Für Zuvor mal
 001215 City of New Mexico 0015

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.

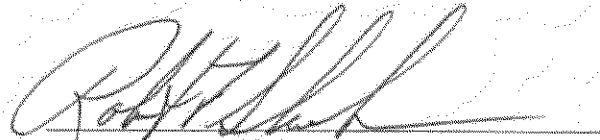
Sec. 3. Severability - Construction.

(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.

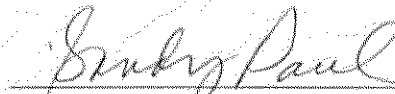
PASSED BY the City Council of the City of Des Moines this 1st day of December, 2011 and signed in authentication thereof this 1st day of December, 2011.


MAYOR

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.

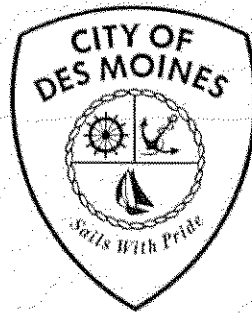
DESCRIPTION OF MAIN POINTS OF THE ORDINANCE:

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

Printed on recycled paper with a minimum 20% post-consumer content

EXHIBIT A

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

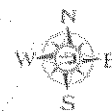
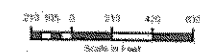
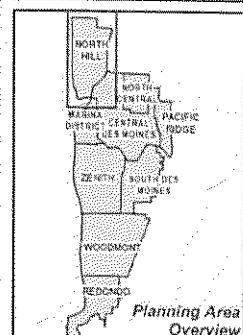
Public/Exempt Parcels (DM Only)

PUD - See Plan For Details

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. 1178, 1996
- Ord. 1160, 1995



Planning, Building & Public Works

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 PHONE: (206) 870-7576 * FAX: (206) 870-6544
 WEB: <http://www.desmoineswa.gov>

Use Preferred Land Use Mapbook and
 City of Des Moines GIS
 ©2011 City of Des Moines GIS

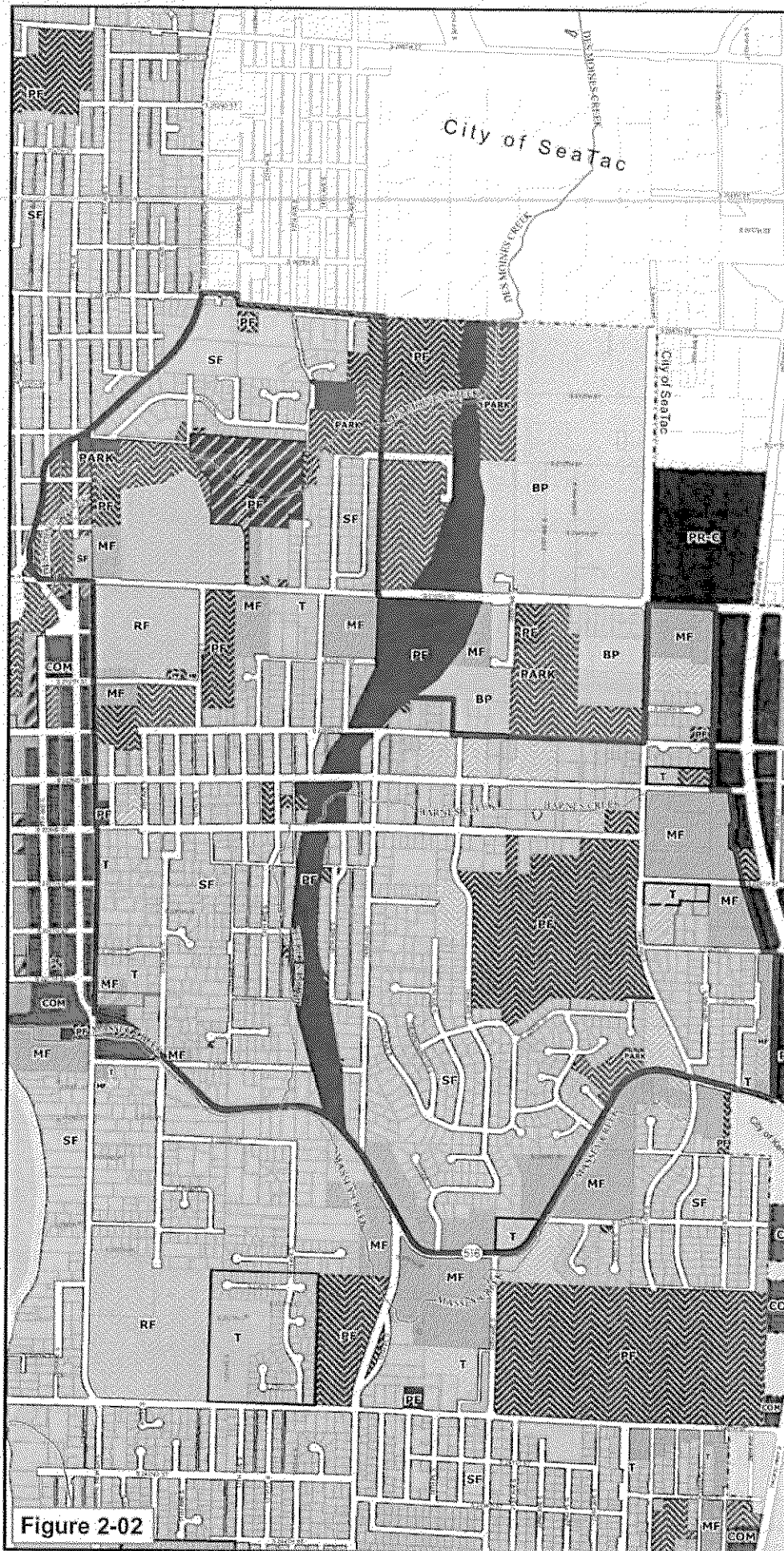


Figure 2-02



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**
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

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Ord. 1425, 2008

Ord. 1376, 2006

Ord. 1232, 2003

Ord. 1265, 2000

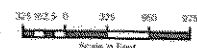
Ord. 1238, 1999

Ord. 1176, 1996

Ord. 1160, 1995



Planning Area
Overview



Planning, Building & Public Works

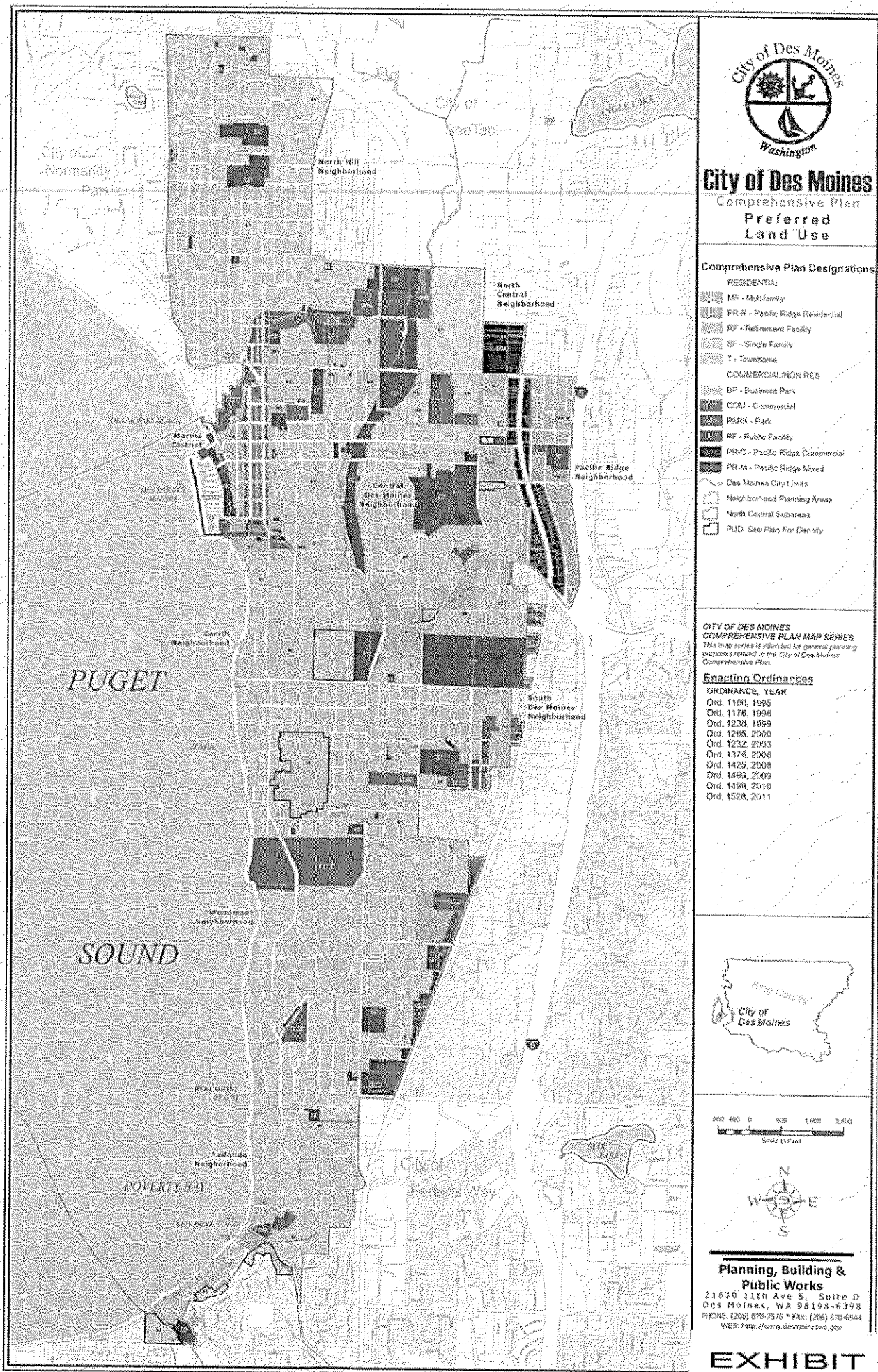
21610 11th Ave SE, Suite D
Des Moines, WA 98198-6398
PHONE: (206) 870-2576 * FAX: (206) 870-6544
WEB: <http://www.desmoineswa.gov>

File: Planning Land Use Mapbook.dwg
Map: December 2nd, 2011
2011 City of Des Moines GIS

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
Planning, Building and Public Works
Development Services**

21630 11th Avenue South Suite D

Des Moines, WA 98198-6398

(206) 870-7576

**PROJECT NARRATIVE
FOR
BARTON PROPERTY REZONE
(APPROXIMATELY 11.5 ACRES)
DES MOINES, WASHINGTON**

MARCH 2012

Prepared By:

**Richard Williams
19904 Des Moines Memorial Drive
Seattle, WA 98148**

This is a request for a Rezone to BP Zoning for my property located near 19659 Des Moines Memorial Drive, which include parcel numbers APN # 03911740-0130, APN # 052204-9022, APN # 052204-9071, APN # 052204-9156, APN # 052204-9005, and APN # 024600-0127 owned by Richard J. and Charlotte F. Williams, from Single Family Residential to BP-Business Park Zone. All the property to the East and North, in the City limits of SeaTac, which are directly across Des Moines Memorial Drive from S. 200th to S. 188th and also the property directly across from S. 194th, are all currently comprehensive plan zoned Industrial. The proposed rezone property is located approximately 8 blocks directly South of Seattle Tacoma International Airport (Sea-Tac). In addition the property falls within the Port of Seattle's new third runway Noise Transition Zone. This property is heavily affected by the noise from the airports airplanes take off and landings, making it simply untenable for residential usage. Furthermore the Northern edge of the property abuts the currently proposed State Route 509 freeway. This property is obviously well suited and ideally located for business park development rather than single family residential.

Richard and Charlotte propose to develop this vacant property with a comprehensive master planned business park campus that would adhere to all designated and approved uses allowed under the BP-Business Park Zone. Richard and Charlotte envision this business community becoming a prosperous revenue producing trade related activity center which will help link its business tenants to local business, regional business and other world wide markets through the Sea-Tac Airport. It is our hope that this development will help create local jobs, increase the local tax base, and provide goods and services that will aid the public and provide additional benefits for Sea-Tac airports cargo and passenger businesses, which in turn, we hope, will help augment the economic activity in the area.

This site is encumbered with moderate elevation differences with steeper slopes located on the western and northern portions of the site. The site characteristics, such as the boundary layout, the wetlands and their associated buffers, and the overall site topography will be mitigated and preserved for the development to enjoy. The future site development will utilize requirements of the City of Des Moines to provide a development that meets the planning goals as set by the City's comprehensive land use plan. In locations where common area buffers are required to mediate relationships between the project and existing residential uses, we commit to thoughtfully planting each area to make sure we meet the code requirements and create a pleasing relationship between uses.

Respectfully Submitted,

Richard J. and Charlotte F. Williams
Property Owners



CITY OF DES MOINES, WASHINGTON
Planning, Building, and Public Works Department
21630 11th Avenue South, Suite D
Des Moines, WA 98198
Phone: (206) 870-7576 Fax: (206) 870-6544

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

Adoption for: ☒ DNS ☐ MDNS ☐ EIS ☐ Other: _____

Description of proposal: The City is considering a zoning reclassification of the properties in order to change the current zoning classification from Residential Single Family – 7,200 (RS-7200) to Business Park (B-P) in order to achieve consistent with the City's adopted Preferred Land Use Map.

Proponent: Richard and Charlotte Williams and the City of Des Moines

Location of proposal, including street address, if any: 19659 and 19603 Des Moines Memorial Dr. S. and 1015, 1019, 1021, 1037, and 1045 South 194th Street.

Tax Parcels: 0246000117, 0246000115, 0246000116, 0246000126, 0246000127, 0522049005, 0522049006, 0522049026, 0522049156, 0522049022, and 0522049071

Project File No: LUA2012-0012 (Barton Rezone)

Lead Agency: City of Des Moines

The City of Des Moines has review the content of the DNS and associated SEPA Checklist for the 2011 Comprehensive Plan Amendments prepared by the City of Des Moines under file number LUA2011-0028 and determine that it meets the City of Des Moines environmental review standards and needs for the above described proposal. The City of Des Moines is adopting these documents pursuant to WAC 197-11-630.

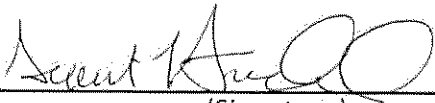
The DNS was a for a Non-Project Action to amend the City of Des Moines Comprehensive Plan and included an evaluation of the impacts associated with changing the Land Use Designation on property in the northeastern corner of the North Hill Neighborhood from Single-Family to Business Park. The analysis within the SEPA checklist is sufficient to also address the likely environmental impacts associated with the proposed zoning reclassification from Residential Single Family – 7,200 (RS-7200) to Business Park (B-P).

A copy of the DNS and the SEPA checklist are available for review in Suite D of the City of Des Moines City Hall located at 21630 11th Avenue South, Des Moines WA 98198.

Responsible Official: Grant Fredricks

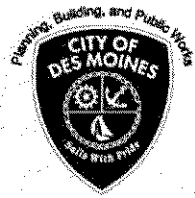
Position/Title: Planning, Building, and Public Works Director
21630 11th Avenue South, Suite D
Des Moines, WA 98198

June 26, 2012
(Date)


(Signature)

Project Lead Contact: Jason Sullivan, Senior Planner, Phone (206) 870-6551

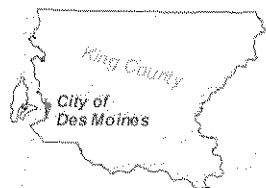
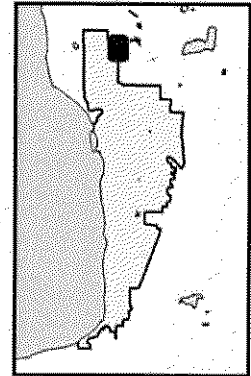
Subject Site and Vicinity Map



LUA2012-0012

Legend

 Barton Site

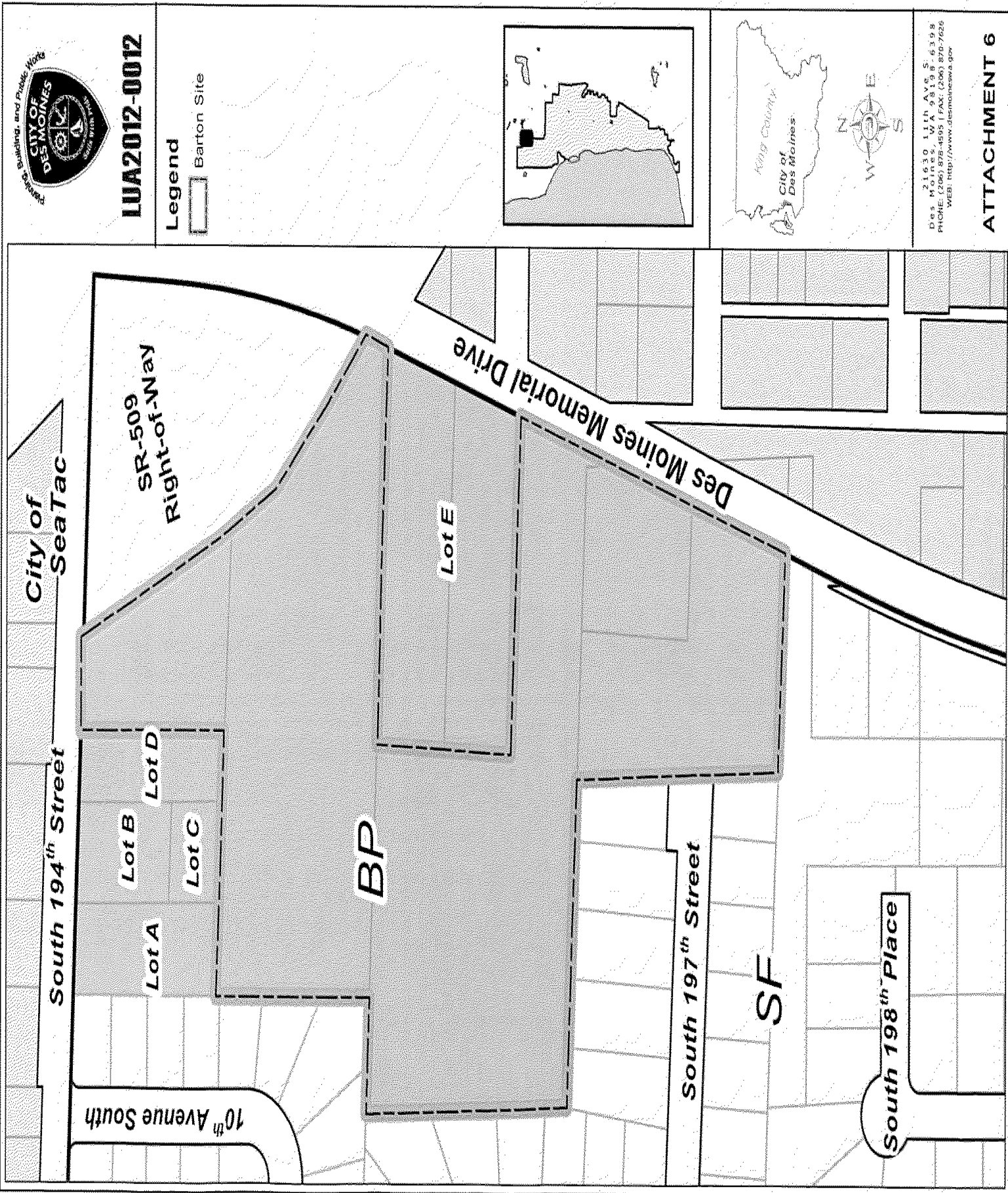


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ATTACHMENT 5



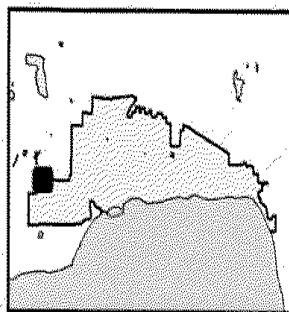
Existing Comprehensive Plan



LUA2012-0012

Legend

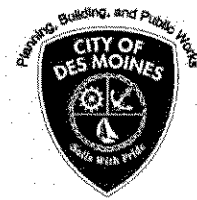
Barton Site



21630 11th Ave. S.
Des Moines, WA 98198-6399
PHONE: (206) 465-1355 / FAX: (206) 620-7626
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ATTACHMENT 6

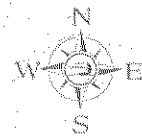
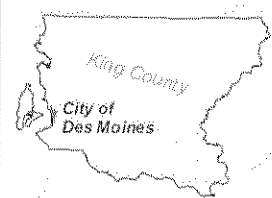
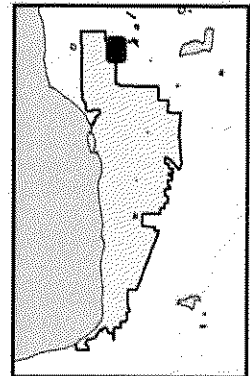
Existing Zoning Map



LUA2012-0012

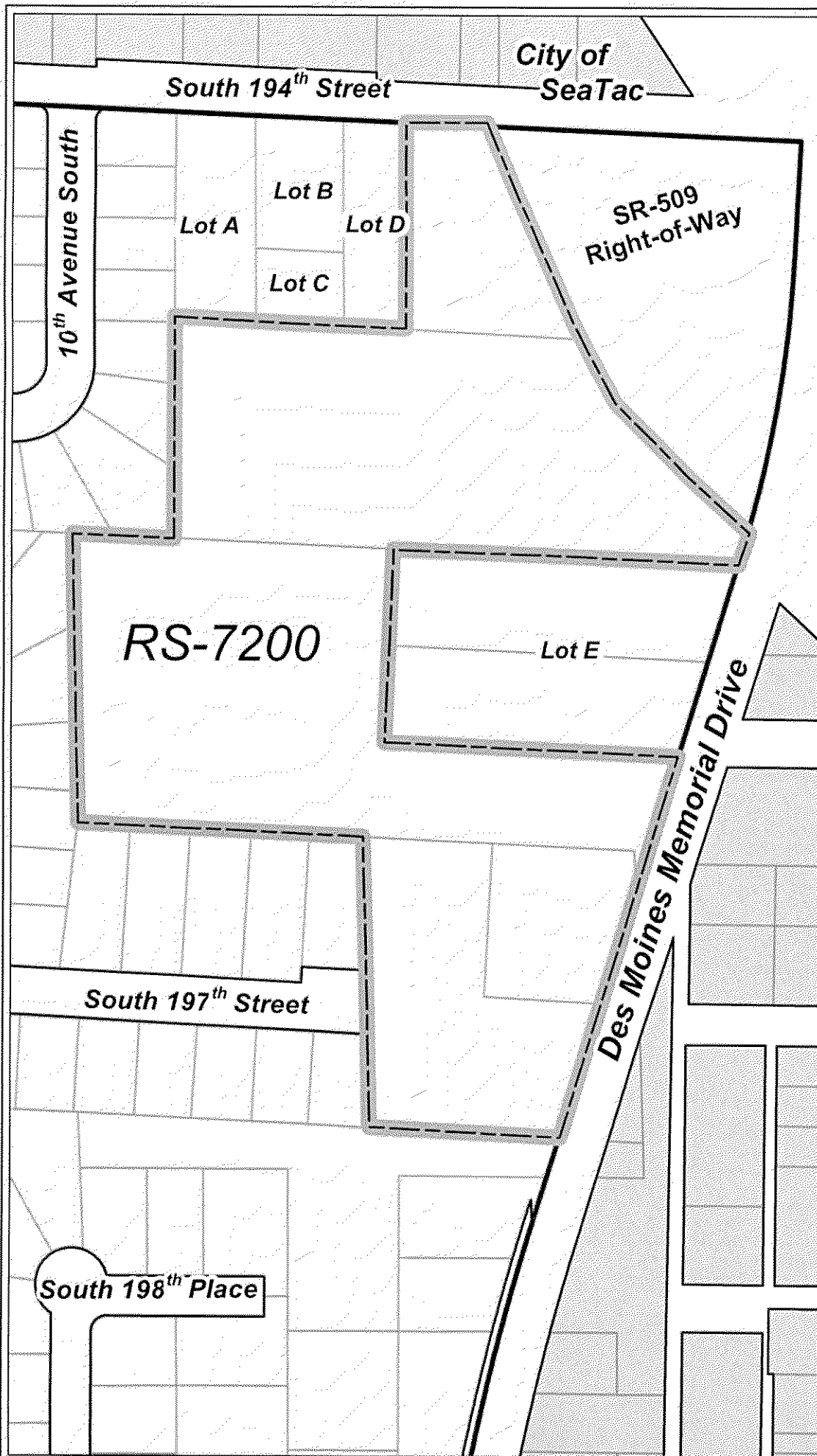
Legend

Barton Site



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ATTACHMENT 7



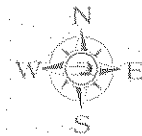
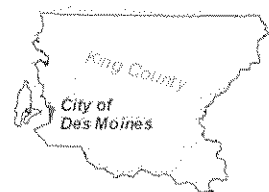
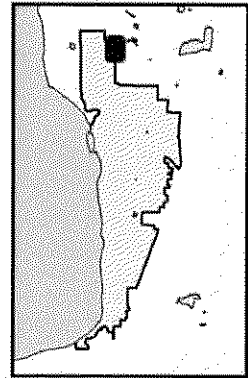
Proposed Zoning Map



LUA2012-0012

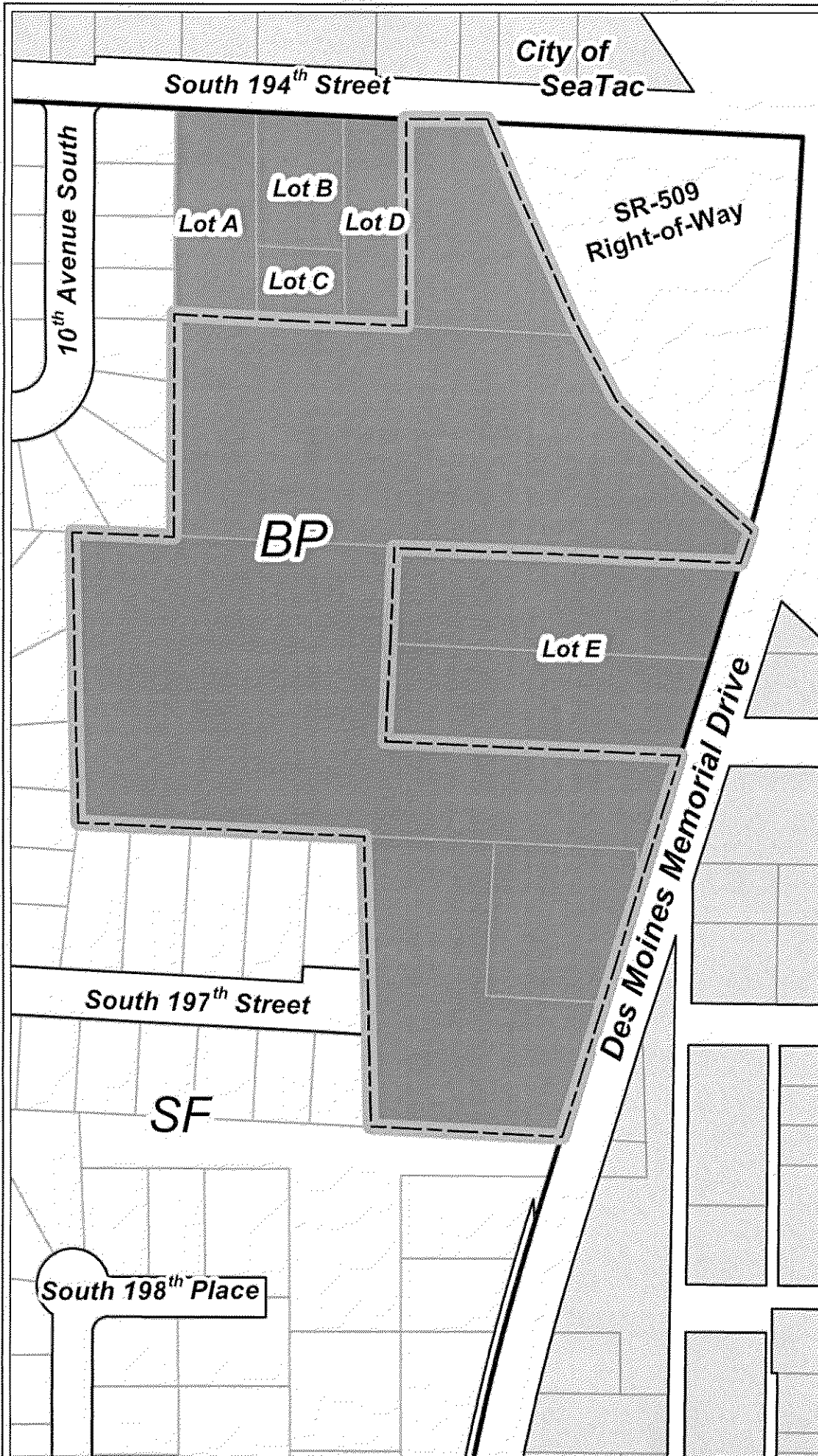
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 Barton Site



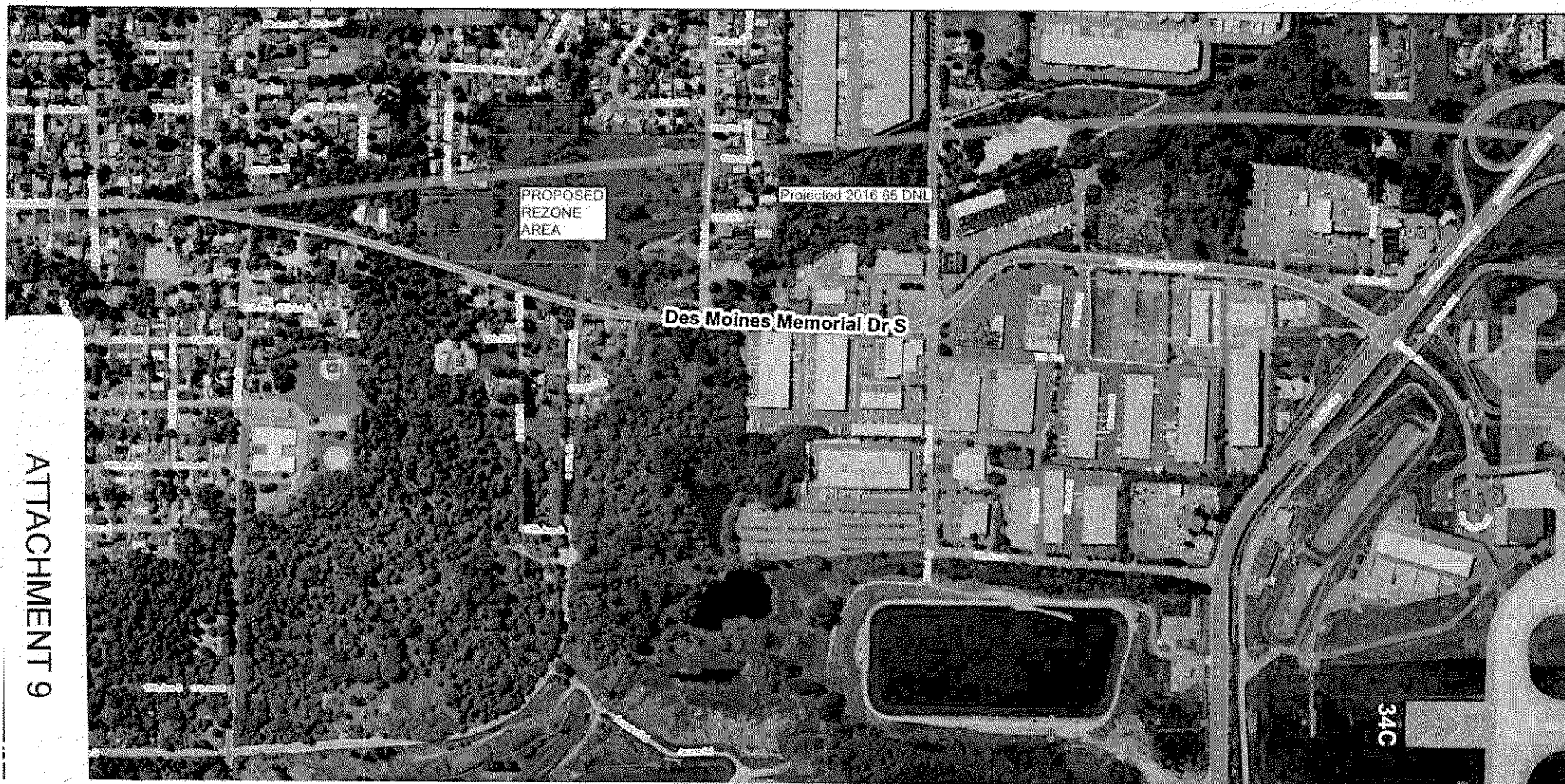
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ATTACHMENT 8

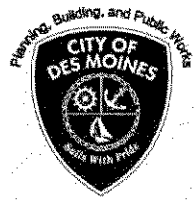


2016 Future Baseline Noise Contour - Excerpt

This noise contour represents the projected conditions in 2016 and assumes all three runways are operating. Future year noise contours are typically used to identify areas that are eligible for mitigation programs. This contour is subject to change based on revisions of input data and incorporation of measures that designed to reduce noise exposure. The Final 2016 noise contour will be available in Summer 2011.



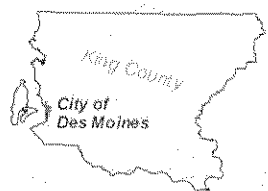
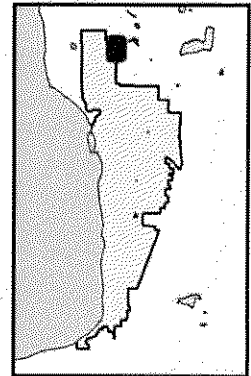
Proposed Zoning Map (Barton)



LUA2012-0012

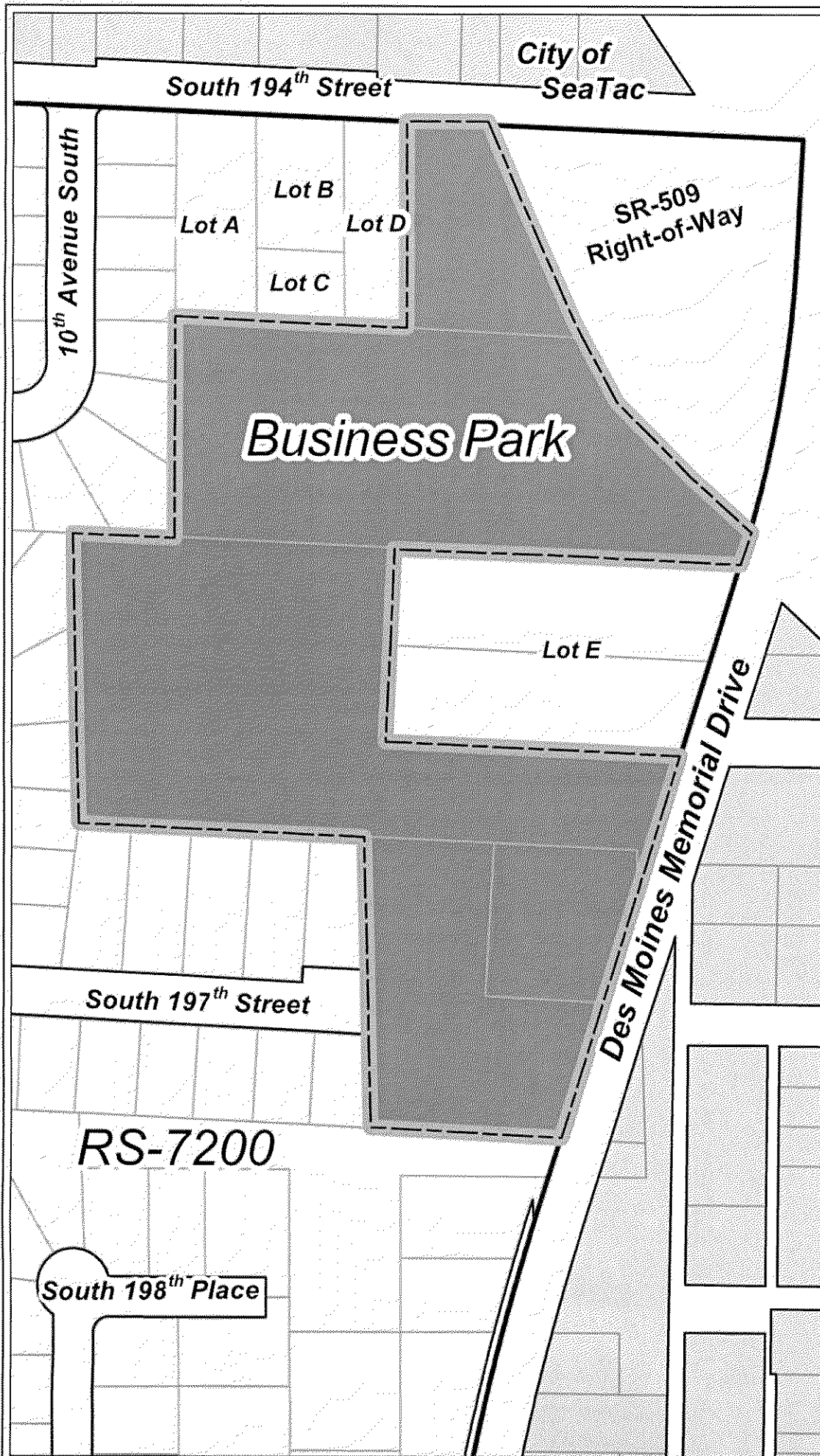
Legend

Barton Site



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ATTACHMENT 10



AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Business Park Zone Amendments
Chapter 18.25 DMMC

FOR AGENDA OF: July 26, 2012

ATTACHMENTS:

1. Draft Ordinance 12-019
2. Neighborhood Planning Areas Map
3. North Central Planning Area Map
4. North Hill Planning Area Map
5. SEPA DNS
6. Resolution 1195
7. Department of Commerce 60 Day Letter
8. Planning Agency Minutes (2/6/12)
9. Planning Agency Minutes (3/5/12)
10. WSDOT Airport Compatibility Guidebook Appendix F
11. SeaTac Airport Runway 1 Safety Zone Map
12. SeaTac Airport Runway 3 Safety Zone Map
13. North Hill Safety Zone Overlay Map
14. North Central Neighborhood Safety Zone Overlay Map
15. Conversion Matrix – Executive Summary

DEPT. OF ORIGIN: Planning, Building and Public Works

DATE SUBMITTED: July 16, 2012

CLEARANCES:

- ☒ Legal PO
- ☐ Finance N/A
- ☐ Marina N/A
- ☐ Parks, Recreation & Senior Services N/A
- ☒ Planning, Building & Public Works AA
- ☐ Police N/A
- ☐ Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: AA

Purpose and Recommendation

The purpose of this public hearing is to seek the City Council's approval of Draft Ordinance 12-019 which amends the Business Park Zone codified as Chapter 18.25 DMMC. Administration requests that the City Council approve the proposed zone reclassification by passing the following motions:

MOTIONS:

Motion 1: "I move to suspend City Council Rule 26a to consider Draft Ordinance 12-019 on first reading."

Motion 2: "I move to adopt Draft Ordinance 12-019 amending the Business Park Zone codified as Chapter 18.25 DMMC."

Background

Until recently, the Business Park (B-P) Zone was limited to the North Central Neighborhood of Des Moines established by the *Des Moines Comprehensive Plan* Figure 1-01 (**Attachment 2**). As a result, when the City originally drafted the Business Park Zone, the development regulations were based on whether the property was located in North Creek Subarea and South Subarea of the North Central Neighborhood. These subareas are illustrated in the *Des Moines Comprehensive Plan* Figure 2-03 (**Attachment 3**). However, on December 1, 2011, the City Council adopted Ordinance No. 1528 which amended the official land use map re-designating properties in the northeastern portion of the North Hill Neighborhood from SF – Single Family to BP – Business Park as illustrated in the *Des Moines Comprehensive Plan* Figure 2-07 (**Attachment 4**). As currently written, the B-P Zone does not provide development regulations for these BP designated properties which are outside of the North Creek Subarea and South Subarea of the North Central Neighborhood of Des Moines. Therefore, the B-P Zone must be modified in order to regulate other properties zoned Business Park.

State Environmental Policy Act

Draft Ordinance 12-019 requires review under the State Environmental Policy Act (SEPA) – Chapter 43.21C RCW as a non-project action.

A SEPA checklist was completed for Draft Ordinance 12-019 and reviewed by City staff to determine if significant adverse environmental impacts would occur as the result of the adoption of the Draft Ordinance. The SEPA Official (the Planning, Building, and Public Works Director) determined that the adoption of the Draft Ordinance did not result in significant adverse environmental impacts and subsequently issued a Determination of Non-Significance (DNS) on June 22, 2012 (**Attachment 5**). The comment and appeal periods for the DNS concluded on July 2, 2012 and July 12, 2012 respectively. No comments or appeals were submitted the City; therefore, the City Council can take final action on the Draft Ordinance at the July 26, 2012 meeting.

Notice Requirements

Amendments to Title 18 DMMC (Zoning) are considered Type VI Land Use Actions pursuant to DMMC 18.56.080(1) and as such require a public hearing with the City Council pursuant to DMMC 18.56.200 and 18.60.040. The date of the public hearing to consider Draft Ordinance 12-019 was set by the City Council on June 28, 2012 pursuant to Resolution 1195 (**Attachment 6**) as required by DMMC 18.60.120(3). Notice of the public hearing was posted at the City's official posting locations, the City website, Channel 21, and the Seattle Times as required by DMMC 18.60.120(3).

Department of Commerce Review

RCW 36.70A.030(7) of the Growth Management Act classifies the amendments to the B-P zone as development regulations that are required to be provided to the Department of Commerce for review and comment by the Department and other State agencies. This mandatory 60 day review and comment period commenced on May 25, 2012 and will conclude on July 25, 2012 (**Attachment 7**). To date, no comments have been received from the Department regarding the Draft Ordinance. The City Council is able to take final action on the Draft Ordinance following the public hearing on July 26, 2012 if the City Council so desires.

Planning Agency Review

The Planning Agency reviewed the Draft Ordinance during its regular meeting on February 6, 2012 and March 5, 2012. The Agency made minor modifications to the Draft Ordinance which primarily focused on who prepares some the landscaping plan and modifications to some to the landscaping standards to ensure that appropriate screening is provided for all business park developments. These landscaping modifications were proposed by one of the Planning Agency members who is a Registered Landscape Architect. Following discussion on the Draft Ordinance and the proposed changes, the Agency recommended that the City Council adopt the Draft Ordinance included as **Attachment 1**.

Discussion

In order to create a zoning classification which can be more universally applied, Development Services (DS) has developed Draft Ordinance 12-019 which amends Chapter 18.25 DMMC so that Business Park zoned properties are regulated in a consistent and predictable manner. As part of this process staff reviewed and analyzed other cities' regulatory policies regarding logistic and light industrial uses to create draft regulations which ensure that development is planned, designed, and managed in a way that minimizes objectionable impacts on adjacent neighborhoods.

Staff also reviewed the *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook* (2011) (WSDOT Airport Compatibility Guidebook) and the *Puget Sound Regional Council's Airport Compatible Land Use Program Update* (2011) (PRSC Airport Compatibility Update). Review of these documents was necessary as all of the current and proposed Business Park zoned properties are located in close proximity to Seattle-Tacoma International Airport (Sea-Tac Airport) and therefore subject to RCW 36.70.547 which requires land uses to be compatible with operations of Sea-Tac Airport. The WSDOT Airport Compatibility Guidebook establishes six Safety Zones based on where accidents have historically been most concentrated around airports (pg 2-25). Five of the six Safety Zones for Sea-Tac Airport's first and third runway are illustrated on **Attachments 11 and 12** respectively. Safety Zone 5 is not illustrated as it is the area within 200 feet of the end of the runway. The greatest restrictions apply within Safety Zone 1 which contains the highest concentration of historical accident points. Of the other zones, Safety Zone 2 encompasses the second highest concentration of accident points. The concentrations in the other zones diminish from there. (WSDOT Airport Compatibility Guidebook pg. 2-26)

The proposed Business Park zone in the northeastern corner of the North Hill Neighborhood is wholly located in Safety Zone 2 as illustrated on **Attachment 13**. Safety Zone 2 has a high risk of aircraft accidents. As a result, land uses with high concentrations of people must be avoided to reduce the risk of damage and personal injury in the event of an aircraft accident (WSDOT Airport Guidebook pg 3.3). Based on the guidance provided WSDOT Airport Guidebook Table F-2, land uses prohibited in Safety Zone 2 were prohibited north of South 200th Street in order to ensure compliance with RCW36.70.547.

The existing Business Park zoned properties are primarily located in Safety Zones 4 and 6 which have the lower concentration of historical accident points within the established Safety Zones as illustrated on **Attachment 14**. Therefore, the current list of permitted uses is acceptable per WSDOT Airport Guidebook Table F-2 and as such no significant modifications were required in order to comply with RCW36.70.547. There is a small portion of the existing Business Park zoned properties within Safety Zone 2; however, this area will be utilized by Puget Sound Energy for their open storage yard.

In establishing the maximum building heights for the amended Business Park Zone, staff considered three factors: (1) the recommended maximum density of people for non-residential uses for each Safety Zone established by the WSDOT Airport Compatibility Guidebook Table F-1; (2) the existing maximum building heights for areas already zoned Business Park; and (3) the surrounding land uses. The maximum building height of 75 north of South 216th Street was maintained as the developable area is primarily located within Safety Zone 6 which does not have a maximum density for non-residential uses. A small portion is located in Safety Zone 4; however, this area primarily consists of wetland tracts, detention facilities, and roadways for the Des Moines Creek Business Park. The area south of South 216th Street is also primarily within Safety Zone 6; however, the existing maximum building height of 35 feet for this area was maintained given that the area serves as a transition area for the residential land uses to the south. The area north of South 200th Street is wholly within Safety Zone 2; therefore, the maximum building height was set at 35 feet in order to prevent high concentrations of people with the goal of limiting the density of the non-residential uses to 50 – 75 people per acre per WSDOT Airport Compatibility Guidebook Table F-1 (pg F-1). Additionally, this area serves as a transition area for the residential land uses to west and the south.

The master plan process was kept to ensure that applicants consistently address the full range of possible cumulative impacts. However, the master plan is proposed to be eventually reviewed by the Hearing Examiner. Currently, master plans for properties south of South 216th Street are reviewed by staff while master plans for properties north of South 216th Street are reviewed by the City Council. Following approval of Draft Ordinance 12-019 all master plans would be reviewed by the City Council pursuant to DMMC 18.56.060 until the amendments to allow approval of master plans by the Hearing Examiner is approved by the City Council. This amendment is part of a separate draft ordinance which would amend the Land Use Review Procedures. This draft ordinance is on the Council Work program and will be brought forward later this year. In order to maintain consistency in the City's Master Plan amendment process, the Administrative Amendment procedures adopted for the Institutional-Campus Zone were included in the Draft Ordinance.

The references to 1987 Standard Industrial Classification (SIC) were also converted to the 2007 North American Industrial Classification System (NAICS) which has been the standard manual since 1997. The SIC is no longer utilized and was last updated in 1987. As part of the permitted uses conversion process, the majority of the uses were retained in the updated permitted uses section. However, there were some heavy industrial uses that were included within the SIC references which have been excluded under the revised permitted uses section (i.e. oil refining, textile mills, meat packing, etc.). Staff did add one additional use, Freight Forwarding, which was not a use in the SIC. The executive summary of the use conversion process is provided as **Attachment 15**. The complete itemized conversion matrix was not included with this Council Packet as it is approximately 220 pages, but can be provided by staff if requested.

Finally, the sub-areas have been removed and replaced with consistent qualitative performance standards for all business park properties to reduce impacts associated with light, noise, parking, loading areas, etc. These standards were developed to address the likelihood that as the business park zone expands to different areas, measures are needed to prevent impacts on adjacent single and multi-family developments. These standards were based on a review of other zoning codes for other municipalities that have business park and light industrial zoning near single family neighborhoods and the mitigation measures typically required through the SEPA process.

Alternatives

The City Council has the following alternatives:

- **Alternative 1: Do Nothing**

The City Council may decline to act on Draft Ordinance 12-019; however, doing so would prevent the City from approving the establishment of Business Park zoned properties outside of the North Central Neighborhood as there would be no applicable development regulations for those areas. This is not the recommended alternative.

- **Alternative 2: Adopt Draft Ordinance 12-019 with Amendments**

The City Council could amend Draft Ordinance 12-019 and then subsequently adopt the Draft Ordinance on first reading or send the amended Draft Ordinance to a second reading.

- **Alternative 3: Adopt Draft Ordinance 12-019 on first reading.**

The City Council could adopt Draft Ordinance 12-019 on first reading amending the Business Park development regulations. Adopting Draft Ordinance 12-019 on first reading amending the Business Park Zone in order to establish development regulations for Business Park-zoned properties outside of the North Central Neighborhood would allow the City Council to also take final action on the Barton zoning reclassification creating a contiguous business and commercial area approximately 15.59 acres in size in the North Hill Neighborhood. This is the recommended option.

- **Alternative 4: Move Draft Ordinance 12-019 to a second reading.**

The City Council could move Draft Ordinance 12-019 to a second reading. This option would require the City Council to also move Draft Ordinance 12-107 (Barton Zoning Reclassification) to a second reading. This is not the recommended option.

Financial Impact:

Amending the B-P Zone will not have a direct financial impact, but will facilitate the commercial development of properties within the City which would have both direct and in-direct beneficial financial impacts on the City.

Recommendation/Conclusion:

The Amendments to the Business Park Zone – Chapter 18.25 DMMC are needed to regulate Business Park zoned properties outside of the North Creek Subarea and the South Subarea of the North Central Des Moines Neighborhood. The Amendments will ensure properties zoned Business Park are developed in a manner that is compatible with Sea-Tac Airport and other nearby existing land uses. Specifically, approving the zoning reclassification will implement the following City goals and objectives:

- **City Council 2012 Objectives:** A Strategic Objective of the City Council is to foster the development of the properties which create an additional revenue source to address the City's structural deficit.
- **Des Moines Comprehensive Plan:** The proposed zoning reclassification will ensure the siting of compatible uses adjacent to the Sea-Tac Airport as required by RWC 36.70.547 and as directed by Land Use Element Policy 2-03-11. Further, the Amendments will establish development standards that are clear and predictable, that simplify the review process, and adapt to varied site conditions as directed by *Des Moines Comprehensive Plan*, Strategy 1-04-03(2).
- **Des Moines Municipal Code:** A primary purpose and objective of the Business Park (B-P) zone is to provide suitable areas of the City for development of compatible professional office and wholesale trade uses that provide for the planned economic development of the City.

Therefore, Administration requests that the City Council approve the proposed Amendments to the Business Park Zone included in Draft Ordinance 12-019.

Concurrence:

The recommended action received a "do pass" recommendation from the Planning Agency.

DEVELOPMENT SERVICES 2ND DRAFT
07/06/2012

DRAFT ORDINANCE NO. 12-019

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON amending Chapter 18.25 DMMC relating to development standards for the Business Park Zone in the City of Des Moines.

WHEREAS, the City Council Finance and Economic Development Committee has determined that land zoned Business Park is highly underutilized and changes to the Business Park Zone are needed to facilitate economic growth within the City, and

WHEREAS, the textual code amendments proposed by this Draft Ordinance have been processed in accordance with the requirements of Chapter 43.21C RCW the State Environmental Policy Act (SEPA), and

WHEREAS, a determination of nonsignificance was issued on June 22, 2012 by the SEPA Responsible Official, and the applicable SEPA comment period has concluded, and

WHEREAS, notice of the public hearing was noticed public in accordance with law and a public hearing was held on July 26, 2012, and all persons wishing to be heard were heard

WHEREAS, the City Council finds that the amendments to the Business Park Zone contained in this Draft Ordinance are appropriate to provide clear and predictable development regulations in a manner that promotes the health, safety, and welfare of the citizens of the City; now therefore,

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

Sec. 1. DMMC 18.25.010 and section 1 of Ordinance No. 920 as amended by section 7 of Ordinance No. 1237 as amended by section 1 of Ordinance No. 1260 are each amended to read as follows:

Purpose of zone.

(1) The primary purpose and objective of the ~~business Business park~~ Park (B-P) ~~zone~~ Zone is to provide ~~suitable~~ areas of the ~~city~~ City for development of compatible business,

professional office, light industrial, research and development, service uses, wholesale trade, and limited retail uses ~~serving the needs of business park tenants~~. Such uses shall be developed within master planned sites in park-like settings pursuant to ~~high~~ development standards.

(2) ~~It the further~~ is the purpose of this zone to ensure compatibility between business parks and adjacent uses in terms of height, bulk, scale, and design; to mitigate potential adverse environmental impacts and nuisance effects on-site and off-site through careful planning, the use of buffering and screening, and the imposition of environmental performance standards and appropriate off-site mitigation requirements; to provide for the planned economic development of the ~~city~~ City; to ensure that business park development is coordinated with the provision of adequate infrastructure by private applicants and the ~~city~~ City, such as roads, drainage, and other utility systems; to require that business park developments pay their fair share of the costs of needed services and facilities; and to ensure that development occurs consistent with the goals and policies of the City of Des Moines Comprehensive Plan ~~and the North Central Neighborhood element~~.

~~(3) It is a further purpose of this chapter to recognize distinct subareas for business park development in the city, identified within the North Central Neighborhood element of the City of Des Moines Comprehensive Plan as the "North" and "South" subareas, which are graphically illustrated in Figure #8-1, North Central Neighborhood element, adopted by Ordinance No. 910 and amended by Ordinance No. 1261. This chapter applies differing business park development standards appropriate to the North and South subareas based on their respective characteristics and needs relating to land use, transportation systems, utilities, and other factors identified in the North Central Neighborhood element. Further it is the purpose of this zone to establish standards to ensure that development occurs in a manner that is compatible with the Des Moines Creek Park, Des Moines Creek Trail, Steven J. Underwood Memorial Sports Park, City of Des Moines Senior Center and adjacent residential designated properties.~~

Sec. 2. DMMC 18.25.020 and section 2 of Ordinance No. 920 as amended by section 1 of Ordinance No. 1199 as amended by

section 3 of Ordinance No. 1237 as amended by section 2 of Ordinance No. 1260 as amended by section 1 of Ordinance No. 1412 are each amended to read as follows:

Permitted uses. Only those uses listed below, and uses similar in nature as determined by the city manager or designee, may shall be permitted in the B-P zone. ~~Uses listed below, or uses similar in nature as determined by the city manager or designee, utilizing quantities of hazardous materials exceeding the quantities in Uniform Building Code Table 3-D, "Exempt Amounts of Hazardous Materials Presenting a Physical Hazard - Maximum Quantities Per Control Area," and Table 3-E, "Exempt Amounts of Hazardous Materials Presenting a Health Hazard - Maximum Quantities Per Control Area," as presently constituted or subsequently amended, will require an unclassified use permit as specified in chapter 18.32 DMMC. Each use is more fully described in the "Standard Industrial Classification Manual North American Industry Classification System," (hereinafter "NAICS" 1987-2007 Edition, published by the United States Office of Management and Budget, which is adopted by reference pursuant to RCW 35.21.180. A copy of the 2007 edition of the Standard Industrial Classification Manual, 1987 Edition NAICS, shall be maintained on file in the office of the city manager or designee and shall be available for public inspection. The numbers in parentheses following each of the following listed uses refer to the Standard Industrial Classification (SIC) NAICS' code numbers:~~

(1) Services, limited to the following:

(a) ~~Business~~ Administrative Support ~~Services~~ (73561);

(b) ~~Engineering, accounting, research, management, and related services~~ (87) Professional, Scientific, and Technical Services (54);

(c) ~~Legal services~~ (81) Management of Companies and Enterprises (55);

(d) ~~Medical and dental clinics and laboratories~~ (801-804 and 809) Health Care Services (621), provided that this use is prohibited north of South 200th Street;

(e) Repair sServices (768112, 8113 and 8114),
~~excluding repair of automobile and other large or motorized~~
~~vehicles;~~

(f) Personal sServices (72812);

(g) Recreation sServices (711310, 712110, 712120,
712190, 713940, and 713990), provided that these uses are
prohibited north of South 200th Street, such as health clubs,
athletic clubs, swimming pools, and tennis courts (791, 7991 and
7997), but not including theaters, bowling alleys, amusement
arcades, and the like;

(h) Museums and art galleries (841); Real Estate
Institutions and Rental Services (53);

(i) - Social services (83), including nursery schools
and daycare centers Publishing, Telecommunications, Internet
Service Providers, and Data Processing Services (51);

(j) Educational institutions Services (826114, 6115,
6116 and 6117);

(k) Religious, Business associations, and
pProfessional associationsAssociations, fraternal lodges, and
similar uses (861-865 and 869813), provided that these uses
prohibited north of South 216th Street;

~~(l) Churches and other religious institutions (866);~~

~~(m) Conference and meeting facilities (no SIC code);~~

(2) Finance and, iInsurance Services (52), and real
estate institutions and services (60-67);

(3) Light manufacturing, fabrication, and assembly of the
following and closely related products:

(a) Food pproducts (203114, 3117, 3118, 3119, 3121),
excluding meat packing; in the South subarea food products (20)
including meat packing are prohibited;

(b) Apparel Manufacturing, fabric, and textile products (22 and 23315);

(c) Lumber and Wood Products Manufacturing (243219); in the South subarea lumber and wood products (24) are prohibited;

(d) Furniture and fixtures Related Products Manufacturing (25337);

(e) Paper products (26), but excluding paper and pulp manufacturing;

NORTH CENTRAL NEIGHBORHOOD

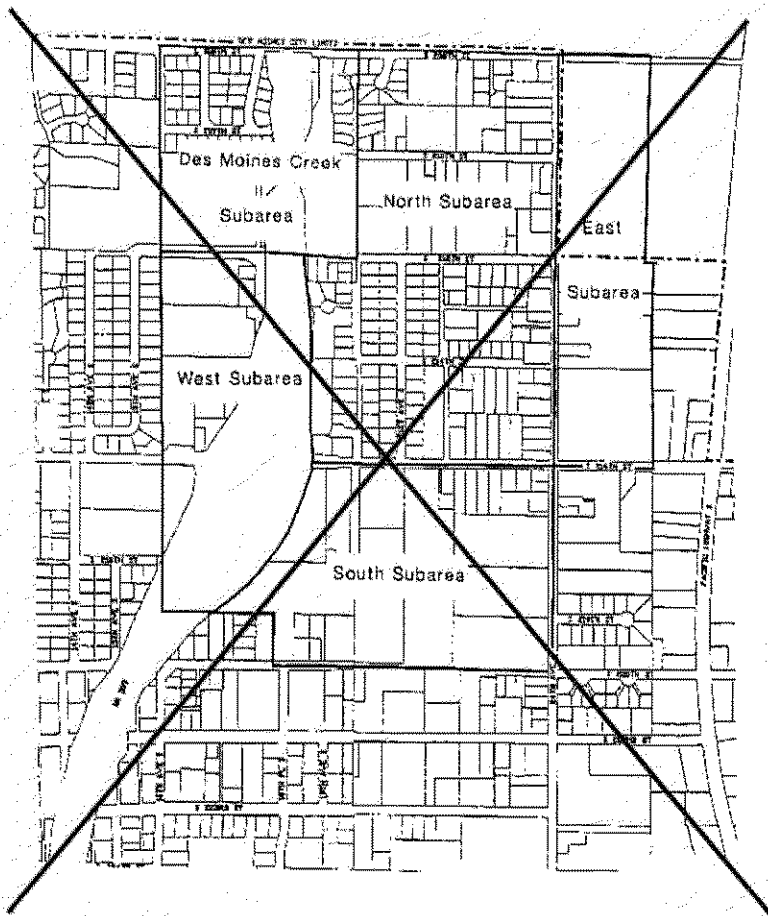


Figure #8-1

~~(fe) Chemical-related products (28), but excluding manufacture of flammable, dangerous, or explosive materials; in the South subarea chemical-related products (928) are prohibited~~Pharmaceutical and Medicine Manufacturing (3254);

~~(g) Plastic and rubber products (30);~~

~~(hf) Computer and office equipment~~Electronic Product Manufacturing (357334);

~~(ig) Small eElectrical eEquipment and eComponents, such as appliances, lighting, electronics, and communications equipment~~Manufacturing (36335);

~~(jh) Fabricated mMetal pProducts Manufacturing, except machinery and transportation equipment (343321, 3322, 3323, 3325, 3326, 3327);~~

~~(ki) Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods, watches and clocks~~Medical Equipment and Supplies Manufacturing (383391);

~~(lj) Printing and publishing and allied products manufacturing~~Related Support Activities (27323);

~~(mk) Stone, eClay, eGlass, eCeramics, pPottery, eChina Manufacturing, and similar products (323271 and 3272);~~

~~(nl) Toys, jJewelry, musical instruments, signs, and eOther mMiscellaneous items~~Manufacturing (393399);

~~(4) Building and eSpecial tTrade eContractors (15 and 1723);~~

(5) Retail trade, limited to the following:

(a) Restaurants ~~(5812722);~~

~~(b) Nurseries and greenhouses for the growing and sale of plants~~Building Material and Garden Equipment and Supplies Dealers (5261444);

(c) General Merchandise Stores (452 and 445), provided that these uses are prohibited north of South 200th Street; Retail uses selling products and providing services which are of a type and are located and designed to serve other business park tenants without attracting a significant number of patrons from outside the business park;

(d) Furniture and Home Furnishing Stores (442)

(e) Electronic and Appliance Stores (443)

(6) Public facilities, including the following:

(a) Public parks (no SICNAICS code);

(b) Government offices and facilitiesPublic Administration (91-9792);

(c) Public utilities (48 and 49221121, 221122, and 221210), excluding the production or storage, other than for use by the utility, of petroleum products;

(7) The following uses are only permitted in the North subareaTransportation and Wholesale Trade Limited to the following:

(a) Wholesale tradeTrade (42), provided that 4235 is prohibited of general merchandise, products, supplies, materials, and equipment, including sales offices for these goods (50 and 51); motor freight transportation and warehousing (42); transportation by air (45) and packing and crating (4783) when appropriately mitigated for excessive truck traffic and large unsightly buildings, excluding air transportation (451) and airports, flying fields and airport terminal services (458);

(b) Motor Freight Transportation (484);Avionics (no SIC);

(c) Airline ticket sales and reservationsSupport Activities for Freight Transportation (47294884, 4885, 4889);

(d) Courier and Postal Services (492 and 493);Sales offices including, but not limited to, those sales offices

~~related to light manufacturing in subsection (3) of this section and wholesale trade in subsection (4) of this section (no SIC);~~

~~(e) Specialty retail when consistent with the comprehensive plan and approved by the city manager or designee;~~

~~(f) Department stores (531);~~

~~(g) Variety stores (533);~~

~~(h) Miscellaneous general merchandise stores (539);~~

~~(i) Home furniture, furnishing and equipment stores (major group 57);~~

~~(8) Operation of foreign trade zones limited to the uses listed above.~~

~~(9) Residential uses in the South subarea if established prior to January 1, 2000. No use other than single-family residential use or home occupation use as further described in DMMC 18.08.020 shall be permitted in existing single-family residential structures or sites.~~

Sec. 3. DMMC 18.25.030 and section 3 of Ordinance No. 920 as amended by section 3 of Ordinance No. 1260 are each amended to read as follows:

~~Business park mMaster pPlan and sSubmittal rRequirements~~
~~Approval process.~~

~~(1) Approval Process — Master Plan Required. All development within the North subareathe B-P Zone shall be consistent with an approved master plan. Applicants shall submit proposed master plans to the community development department. The proposed master plan shall be reviewed by the planning agency and require approval by resolution of the city council. Approval shall follow the process set forth in DMMC 18.60.030 through 18.60.110. Applications for master plan approval shall be considered together with any request for a subdivision of the property and with any other development requests requiring city council approval.~~

~~(2) Development Approval. Following approval of a master plan, proposals to develop any portion of the master plan site may proceed by submitting applications for design review, land clearing, building, or any other required permits or administrative approvals.~~

~~(32) Contents of Master Plan. A master plan shall provide a graphic depiction and a narrative description of the general layout, type, amount, and phasing of development on and off the subject site. Each master plan shall consist of the following:~~

~~(a) Site plans conceptually illustrating planned development at a maximum scale of 1:40, including the following:~~

~~(i) Boundaries, dimensions, and acreage of the site;~~

~~(ii) Location of lot lines, rights-of-way, easements, and tracts within the site;~~

~~(iii) Location and nature of planned improvements to the vehicular and pedestrian circulation system within and abutting the site;~~

~~(iv) Location of planned buildings, structures, parking areas, and other improvements within the site;~~

~~(v) Location of proposed landscaped areas, recreation areas, and areas to be left undisturbed;~~

~~(b) (vi) Conceptual landscaping plans for all exterior boundaries, internal streets, and common open space areas. The landscaping plans shall be prepared by a licensed landscape architect and drawn at a maximum scale of 1:20; and~~

~~(c) (vii) Conceptual utilities plan prepared by a licensed professional engineer and drawn at a maximum scale of 1:20;~~

~~(b) A narrative description of planned improvements, including the maximum site coverage, maximum gross square feet of occupiable floor area and the maximum floor area to be occupied by different types of uses, maximum building height for each~~

~~building location, the nature and extent of off-site improvements, and development phasing;~~

~~(ed) Covenants, conditions, and restrictions proposed by the applicant to control future development of the business park area subject to the Master Plan;~~

~~(ee) A sign program indicating the general location, dimensions, height, and materials of signs consistent with the requirements for a Comprehensive Sign Review provided in Article III of Chapter 18.42 DMMC.~~

~~(43) Master Plan Submittal Requirements. The following information shall be submitted for review and approval of a proposed master plan in such form as required by the community development department City Manager or designee:~~

~~(a) Subdivision application (if applicable);~~

~~(b) Environmental checklist;~~

~~(c) Vicinity map(s) showing existing conditions within and surrounding the site including: land uses, zoning, buildings, vehicular and pedestrian circulation systems, existing topography indicated with five-foot contours, environmentally critical areas, and significant natural vegetation. The vicinity map shall be drawn at a maximum scale of 1:100;~~

~~(d) A proposed master plan containing the elements listed in subsection (3) of this section DMMC 18.25.030(2);~~

~~(e) A narrative description of the proposal, including a discussion of how it is consistent with applicable comprehensive plan policies, and with subarea or neighborhood plan policies and land uses Des Moines Comprehensive Plan and applicable provision of the Zoning Code, Title 18 DMMC; how the proposal relates to other potential business parks in the vicinity; and how any off-site environmental impacts will be mitigated; and a description of planned improvements, including the maximum site coverage, maximum gross square feet of occupiable floor area and the maximum floor area to be occupied by different types of uses, maximum building height for each~~

building location, the nature and extent of off-site improvements, and development phasing; and

(f) A traffic analysis and report indicating the following: current and future traffic volumes and levels of service on the street system; planned and programmed traffic improvements and their relationship to any adopted state, local, and/or regional transportation plans or programs; anticipated traffic volumes and distribution; impacts generated by the proposal on future traffic volumes and levels of service; measures necessary to mitigate the proposal's effects on traffic and traffic systems, including the proposal's pro rata share of identified traffic improvements; a proposed transportation demand management (TDM) plan to reduce traffic impacts; and such other information as may be required by the city.

(5) Amendments to Approved Master Plans.

(a) Minor amendments to an approved master development plan may be approved by the City Manager or designee if the amendment meets the development standards and criteria applicable to the zoning and requirements set forth in this section. Minor amendments include any revision or modification of the previously approved master development plan that would result in any one or more of the following:

(i) An increase in the square footage of any proposed building or structure of greater than ten (10) percent but less than fifteen (15) percent; or

(ii) A change in the number of new parking spaces, parking spaces created by re-striping existing parking areas and/or a combination of both except for an increase in parking spaces for bicycles or electric vehicles, or carpools that is greater than ten (10) percent but less than fifteen (15) percent; or

(iii) A change in the original phasing timeline for mitigation of the master development plan; or

(iv) Changes to building placement when located outside of the required setbacks and any required setbacks for critical areas; or

(v) A cumulative increase in impervious surface that is greater than ten (10) percent but less than fifteen (15) percent or a cumulative decrease in tree cover that is greater than ten (10) percent and less than fifteen (15) percent.

(b) Major amendments are changes that exceed the thresholds for a minor amendment or were not analyzed as part of an approved master development plan. Major amendments to an approved master development plan shall be processed as a new master plan. General. An applicant may request amendment of an approved preliminary and/or final master plan following the procedures and requirements of subsections (1), (2), (3), and (4) of this section. The applicant shall be required to submit only those materials which are necessary to show the nature and extent of the proposed amendments, together with an explanation of the reason and justification for the proposed amendments.

(c) Amendments for Adjacent Properties. Applicants for business park proposals adjacent to property covered by an approved master plan may request an amendment to the master plan to incorporate their proposed development. Such proposals shall be consistent with the approved master plan and shall be processed as a new master plan submitted for review and approval in accordance with subsections (1), (2), (3), and (4) of this section.

Sec. 3. DMMC 18.25.040 and section 4 of Ordinance No. 920 as amended by section 5 of Ordinance No. 1260 are each amended to read as follows:

Dimensional standards, Property Development Standards

(1) Minimum Site Area.

(a) The minimum area of a business park master plan in the North subarea eligible for master plan approval shall be 30 2 acres. Business parks in the North subarea Master plans containing less than the minimum site area shall be allowed only if the site adjoins a business park with a previously approved master plan and the application for the new business park is processed as an amendment to the previously approved master plan in accordance with DMMC 18.25.030.

~~(b) In the South subarea a minimum two-acre site is required. Properties in the South subarea shall be processed as a Type II land use action.~~

(2) Maximum Site Coverage.

~~(a) In the South subarea, buildings, parking areas, and other impervious paved or graveled surfaces, exclusive of public rights-of-way and recreation areas developed and accessible to the public, shall cover no more than seventy-five (75) percent of the building site.~~

~~(b) In the North subarea, maximum site coverage shall be 75 percent; provided, that for buildings exceeding 35 feet, the maximum site coverage shall be reduced by an area equivalent to one-half the floor area of any story which extends to any degree above 35 feet.~~

(3) Maximum Height. The maximum height of buildings and structures shall be as set forth below ~~be 35 feet, except that the maximum height of buildings and structures located more than 200 feet north of the south boundaries of the North subarea shall be 75 feet.~~

(a) For properties north of South 200th Street, the maximum building height shall be 35 feet as measured from the average finish grade as defined in 18.04.320.

(b) For properties north of South 216th Street, the maximum building height shall be 75 feet as measured from the average finish grade as defined in 18.04.320.

(c) For properties south of South 216th Street, the maximum building height shall be 35 feet as measured from the average finish grade as defined in 18.04.320.

(4) Minimum Setbacks. All structures, parking areas, and loading areas shall maintain minimum setbacks from property lines as set forth below:

(a) Perimeter of building sites abutting any street classified as a major arterial, a secondary arterial or

collector by ~~city street development standards~~ the City's Comprehensive Transportation Plan, as presently constituted or as subsequently amended, and/or abutting any property designated as multifamily residential use by the Des Moines Comprehensive Plan, as presently constituted or as subsequently amended: 20 feet;

(b) ~~In the South subarea~~ Perimeter of building sites abutting any property designated as single-family residential use by the Des Moines Comprehensive Plan, as presently constituted or as subsequently amended: 30 feet;

(c) Perimeter of building sites abutting any street other than a major arterial, secondary arterial, or collector: 15 feet;

(d) Perimeter of building sites, other than those abutting a street or residential ~~use~~ designated property: 10 feet.

Sec. 4. DMMC 18.25.050 and section 5 of Ordinance No. 920 as amended by section 2 of Ordinance No. 1199 as amended by section 3 of Ordinance No. 1237 as amended by section 6 of Ordinance No. 1260 are each amended to read as follows:

~~Environmental~~ Performance ~~Standards~~ and ~~general limitations~~. Every use permitted within the B-P zone pursuant to this chapter shall conform to the following ~~general limitations and performance~~ standards:

(1) Nuisances. No use, activity, or equipment shall be permitted which creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of odors, noise, sound, vibrations, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials.

(2) ~~For uses characterized as unclassified uses as set forth in DMMC 18.25.020, the community development director may require the following studies and reports in the course of the unclassified use permit review:~~

- ~~(a) Risk, Toxicity, and Exposure Assessment;~~
- ~~(b) Hazardous Materials Management Plan;~~
- ~~(c) Emergency Prevention and Response Plan;~~
- ~~(d) Materials Transportation Plan; and~~
- ~~(e) Other plans or studies as determined by the community development director.~~

(32) Hazardous Waste and Hazardous Substances.

(a) A use permitted by this chapter that involves the treatment or storage of hazardous waste storage or the use or handling of hazardous substances shall conform to the regulations comply with all applicable regulations to include Chapter 70.105 RCW (Hazardous Waste Management) and Chapter 70.109D RCW (Hazardous Waste Cleanup -- Model Toxics Control Act) contained in this subsection. In the event there is a conflict between the provisions of this subsection and any other provision of this chapter, the provisions of this subsection shall prevail.

(a) Off-site hazardous waste facilities are prohibited.

(b) On-site hazardous waste disposal facilities shall be prohibited. are permitted as an accessory use only; provided, that the location of such facilities shall be consistent with siting criteria adopted or hereinafter amended by the Department of Ecology under RCW 70.105.210 incorporated in this chapter by reference and that the transport, storage, containment, treatment, or disposal of such hazardous wastes shall be performed so as not to jeopardize the health and safety of any individual or harm the environment.

(c) The use or handling of hazardous substances is permitted as an accessory use only; provided, that the transport, storage, containment, application, and disposal of such hazardous substances shall be performed so as not to

jeopardize the health and safety of an individual or harm the environment.

~~(d) Violation - Civil Penalty, Revocation of Business License. Failure to comply with any of the requirements of this section shall result in enforcement by civil penalty as set forth in DMMC 18.72.060 and revocation of business license as set forth in DMMC 5.04.060.~~

~~(e) Violation - Abatement Authorized. A person who fails to comply with the provisions of this subsection, or permits a violation to continue after receiving written notice of violation from the community development director, shall be deemed to be causing or permitting a public nuisance and shall be liable in an action for abatement filed by the city in superior court.~~

(43) Outdoor Storage. Prohibition on Outside Activities. All uses and activities, except recreation services, nursery schools, day care centers, educational institutions, nurseries, and public facilities, shall take place entirely within an enclosed building. No outside storage or display of items or materials shall be permitted.

(a) Outdoor storage shall only be allowed as an accessory use to another principal use; and

(b) The material(s) being stored shall not exceed 12 feet in height as measured from the high point of the outdoor storage area; and

(c) The material(s) being stored shall be wrapped or enclosed to prevent wind blown debris; and

(d) The outdoor storage area shall not exceed 40 percent of the building footprint or 15 percent of the lot area, whichever is less; and

(e) Outdoor storage shall be screened from adjacent properties by a 12-foot landscaped buffer. The buffer shall contain at least 75 percent coniferous trees of a minimum size of six feet at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper as measured per ANSI Z 60.1-2004.

All trees shall be planted no less than 20 feet apart on-center. For every 16 square feet of buffer area, at least one evergreen shrub of a minimum size of two feet shall be provided. Ground cover of a minimum one-gallon size shall be planted in the buffer area sufficient to cover the area within three years of planting. Landscaping shall not serve as a substitute for the required setbacks of the underlying zoning; and

(f) Outdoor storage areas adjacent to public streets and to future or existing bicycle or pedestrian paths shall be screened by a minimum of a six-foot masonry wall in addition to the landscaping requirements established by DMMC 18.25.050(3)(e). The screening wall shall be set back a maximum distance of 15 feet from the property line. The height of the wall shall be measured from the high point of the outdoor storage area.

(g) Outdoor storage shall only be allowed between the rear lot line and the extension of the front facade of the principal structure, provided no outdoor storage is allowed between a building and a side street lot line;

(h) The City Manager may modify the requirements for spacing, number and size of plantings upon a satisfactory showing by a licensed landscape architect that an alternate proposal will accomplish the same buffering goals.

(54) Warehouses, light manufacturing and distribution facilities shall comply with the following additional standards shall only be allowed as accessories to permitted uses.

(a) Loading areas shall be set back, recessed and/or screened so as not to be visible from adjacent public rights-of-way or properties designated as residential by the City of Des Moines Comprehensive Plan.

(b) Loading areas shall only be allowed between the rear lot line and the extension of the front facade of the principal structure, provided no loading areas are allowed between a building and a side street lot line.

(c) The office portion of a warehouse use shall be oriented towards the adjacent public street which the highest

classification as determined by the City's Comprehensive Transportation Plan, as presently constituted or as subsequently amended.

(d) The portion of a building visible from public rights-of-way shall be architecturally treated to break up the box like look of the buildings.

(e) The building(s) shall be designed and oriented to locate the shorter width of the building towards the public right-of-way.

(f) The main entries to the building shall portray a quality office appearance while being architecturally related to the overall building composition.

(45) All uses shall conform to the off-street parking and loading area requirements as set forth in chapter 18.44 DMMC, or as hereinafter amended; provided, however, employee parking may be reduced through implementation of a ~~transportation demand management~~ (TDM) ~~program~~ Commute Trip Reduction Program consistent with the requirements of Chapter 16.16 DMMC after review and approval by the community development director.

(76) Landscaping.

(a) All ~~uses~~ developments shall conform to the landscaping and buffering requirements as set forth in chapter 18.41 DMMC, ~~or as hereinafter amended~~, and the landscaping guidelines set forth in DMMC 18.25.060

(b) Landscaping shall be designed to achieve an aesthetically pleasing park-like setting; integrate landscaping in master plan design; preserve significant trees, particularly tree clusters; reinforce the relationship to its natural setting; soften building masses; provide visual screening from, and provide transition to, adjacent residential areas, and noise and wind buffering; define automobile and pedestrian circulation patterns; maintain and strengthen public vistas; provide screening for on-site parking areas, and refuse and recycling receptacles; create functional and accessible active and passive outdoor activity spaces; and create linkages, where feasible, to city and regional parks and trail systems.

(7) Parking Facilities. Parking facilities that are not an accessory use to another permitted use but are the primary use on the site shall be located in a multistory parking structure. Surface parking shall not be used to provide paid parking facilities.

(8) Manufacturing Uses. All master plan sites which contain manufacturing uses as established by the NAICS shall provide a six (6) foot tall masonry wall or wood fence along the property lines which abut properties designated as residentially by the City of Des Moines Comprehensive Plan.

(9) Trash and Recycling Receptacles. Trash and recycling receptacles shall be a minimum of 15 feet from any properties designated as residentially by the City of Des Moines Comprehensive Plan.

(10) Solid Waste. All solid waste materials shall be transported to an official landfill waste disposal site or recycling center. No such materials shall be disposed of on site.

(11) Liquid Waste Disposal.

(a) Liquid waste materials except potable water shall not be disposed of on-site, however, where such materials are temporarily stored on the property, they shall be contained in a manner so as to prevent their entry into the surface water drainage system and/or any ground water aquifer.

(b) Temporary storage of liquid waste materials shall comply with DMMC 18.86.240 for sites located within Critical Aquifer Recharge Areas.

(12) Exterior Mechanical Devices. Air conditioners, heating, cooling, ventilating equipment, pumps and heaters and all other mechanical devices shall be screened from surrounding properties and streets and shall comply with the Maximum Environmental Noise Levels set out in Chapter 173-60 WAC as presently constituted or as may be subsequently amended.

(13) Exterior Lighting.

(a) Lighting shall comply with the Zone 3 requirements for exterior light established by the 2009 Washington State Energy Code as presently adopted or as subsequently amended;

(b) Lighting shall be fully shielded in such a manner that the bottom edge of the shield shall be below the light source so no light is emitted above the horizontal plane of the lighting fixture.

(c) Ground-mounted floodlighting shall only be used to illuminate landscaping areas, accentuate key architectural features or illuminate flag poles.

(d) Exterior lighting shall provide a minimum of at least 1.5 foot candle for parking lots and walkways.

(e) Exterior Lighting shall be less than 0.2 foot candles at the property lines which abutted properties designated as Single-Family, Multifamily, or Park by the Des Moines Comprehensive Plan.

(f) A Photometric Plan and Exterior Lighting Summary shall be submitted as part of the Building Permit application.

(14) Site Design.

(a) Sites shall provide for convenient pedestrian linkages to abutting streets and/or trails.

(c) Sites shall not gain access from a right-of-way classified as a Local Street in the City's Comprehensive Transportation Plan - Chapter 4.

(15) Public Services and Utilities.

(a) All pre-existing and newly installed utilities on site, within abutting rights-of-way, and extended to the site, shall be placed underground.

(b) All development shall be required to install or pay for a proportional share of any new facilities or utilities

required to serve the development. Mechanisms such as in-lieu fees, latecomer's agreements, and impact fees may be used to equitably distribute the cost of required improvements.

(c) All public services and utilities must be adequate to support the proposed ~~business-parkmaster plan~~ development, including but not limited to drainage; street and walkway systems, both on site and off site; sewer and water systems; fire protection; police service; electrical power; and telecommunications.

(d) Drainage systems shall be designed to be consistent with the surface water design manual for the ~~city~~City, and shall be consistent with drainage studies or plans for the applicable basin. ~~Surface water runoff shall remain within the pre-existing drainage basin.~~

(e) ~~No e~~Existing single-family residential structure located in the ~~South subarea~~BP Zone shall not be used for any business other than a home occupation business as further described in DMMC 18.08.020.

(f) All traffic impacts directly caused by a proposed business park shall be mitigated by the applicant.

NEW SECTION Sec. 5. Repealer.

(1) DMMC 18.25.035 and section 4 of Ordinance No. 1260

(2) DMMC 18.25.060 and section 6 of Ordinance No. 920, section 3 of Ordinance 1237 and section 7 of Ordinance 1260

(3) DMMC 18.25.080 and section 8 of Ordinance No. 920, section 9 of Ordinance 1260 and section 1 of Ordinance 1404

Sec. 6. 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. 7. Effective date. This ordinance shall take effect and be in full force thirty (30) days after its passage, approval, and publication in accordance with law.

PASSED BY the City Council of the City of Des Moines this ____ day of _____, 2012 and signed in authentication thereof this ____ day of _____, 2012.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

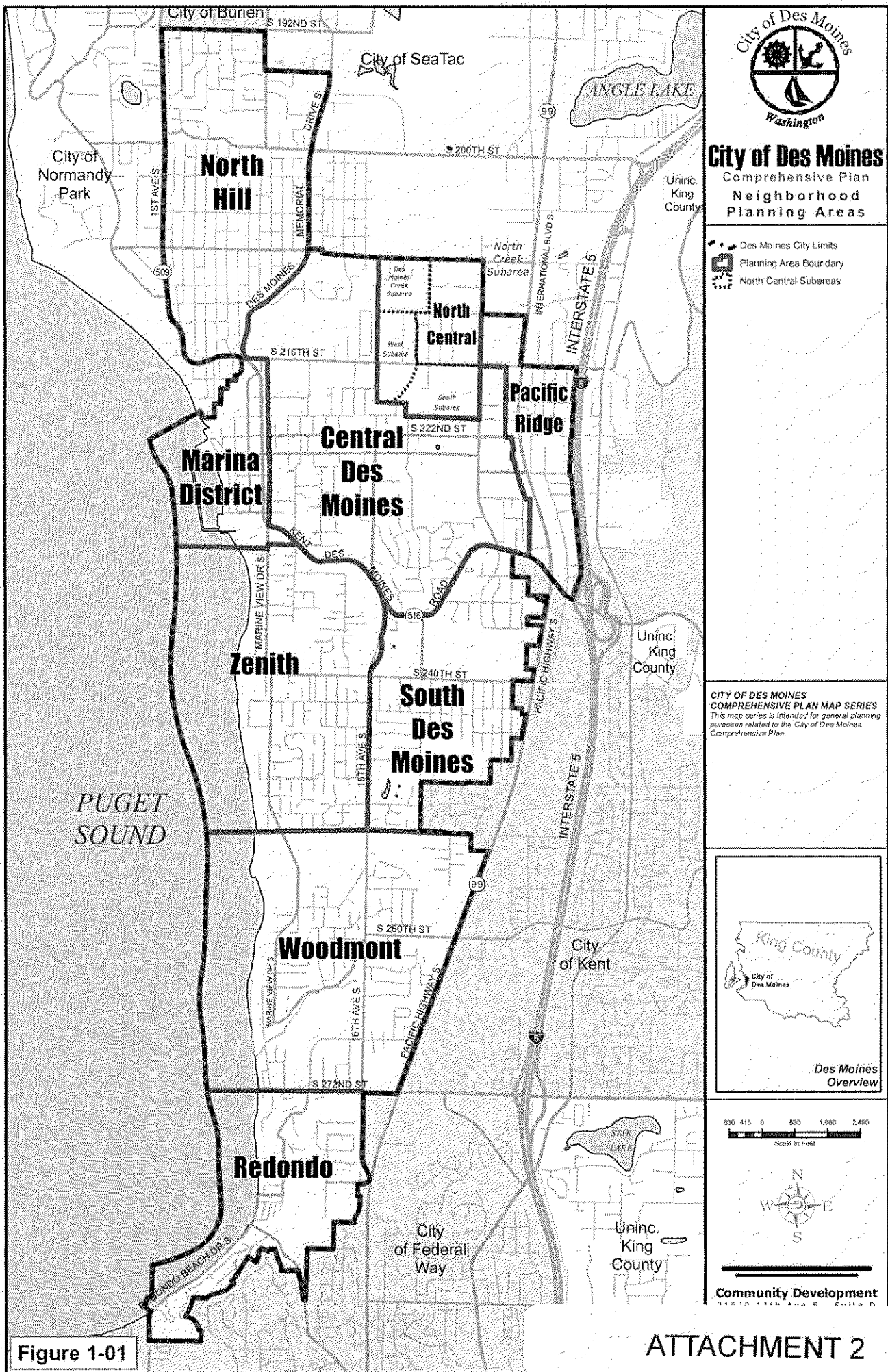
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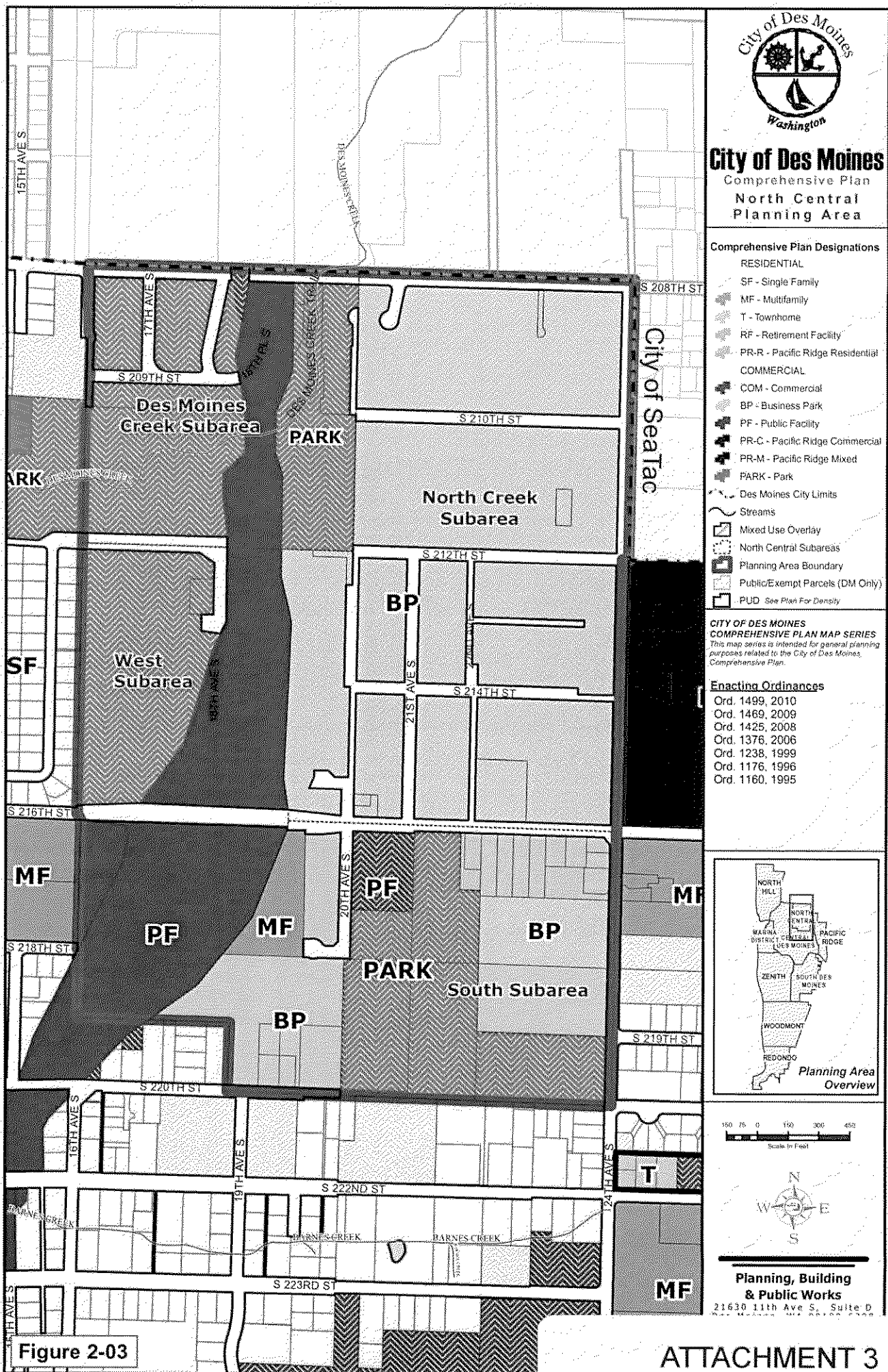
EXHIBIT A TO DRAFT ORDINANCE NO. 12-019

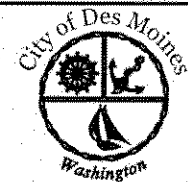
FINDINGS of FACT

1. The Des Moines Planning Agency held a public meeting on February 6, 2012 and March 5, 2012 and recommended that the City Council adopt the amendments the Business Park Zone.
2. A SEPA Determination of Nonsignificance (LUA2012-0003) was issued on June 22, 2012.
3. Pursuant to the Growth Management Act - Chapter 36.70A RCW the Draft Ordinance was provided to the Department of Commerce for review and comment by the Department and other State agencies. This mandatory 60 day review and comment period commenced on May 25, 2012 and concluded on July 25, 2012.
4. A public hearing with the City Council was held on July 26, 2012 as required by DMMC 18.56.200 and 18.60.040.
5. The date of the public hearing to consider the Draft Ordinance was set by the City Council on June 28, 2012 pursuant to Resolution 1195 as required by DMMC 18.60.120(3).
6. Notice of the public hearing was posted at the City's official posting locations, the City website, Channel 21, and the Seattle Times as required by DMMC 18.60.120(3).
7. RCW 36.70.547 requires that, "[E]very county, city, and town in which there is located a general aviation airport that is operated for the benefit of the general public, whether publicly owned or privately owned public use, shall, through its comprehensive plan and development regulations, discourage the siting of incompatible uses adjacent to such general aviation airport."
8. *Des Moines Comprehensive Plan* Policy 2-03-11 directs the City to "[R]egulate the siting of incompatible uses adjacent to the Sea-Tac Airport, as defined in RCW 36.70.547 and the Washington State Department of Transportation's *Airports and Compatible Land Use Volume 1* (1999)."

9. The *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook* (2011) establishes six Safety Zones based on where accidents have historically been most concentrated around airports.
10. The greatest restrictions apply within Safety Zone 1 which contains the highest concentration of historical accident points. Of the other zones, Safety Zone 2 encompasses the second highest concentration of accident points.
11. The permitted uses allowed in the Business Park Zone are consistent with the *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook Appendix F - Compatibility Criteria*.
12. The area designated Business Park by the *Des Moines Comprehensive Plan* Figure 2-07 is wholly located in Safety Zone 2 as such uses prohibited in Safety Zone 2 by the *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook Appendix F - Table F-2* are prohibited north of South 200th Street.
13. The *Des Moines Comprehensive Plan*, Strategy 1-04-03(2) states that the City should "review and amend as appropriate the Zoning Code, Subdivision Code and other development regulations to establish development standards that are clear and predictable, that simplify the review process, and adapt to varied site or neighborhood conditions.
14. The *Des Moines Comprehensive Plan*, Strategy 1-04-03(2) states that the City should, "[C]onsistently and equitably enforce development standards. If such enforcement is not possible, re-evaluate the standards and amend them to be more precisely defined.
15. The *Des Moines Comprehensive Plan*, Policy 2-03-03 states that the City should, "[E]nsure that future development has adequate public facilities and services or such services can be concurrently provided.







City of Des Moines

Comprehensive Plan

North Hill Planning Area

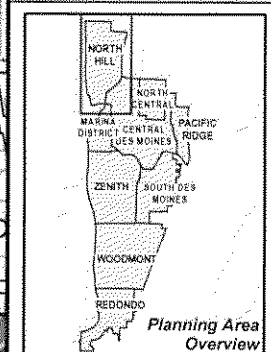
Comprehensive Plan Designations

- 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
- PublicExempt Parcels (DM Only)
- PUD See Plan For Density

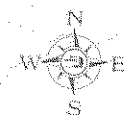
CITY OF DES MOINES
COMPREHENSIVE PLAN MAP SERIES
 This map series is intended for general planning purposes related to the City of Des Moines Comprehensive Plan.

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



210 165 0 210 420 630
 Scale in Feet



Planning, Building & Public Works
 21630 11th Ave S, Suite D
 Des Moines, WA 98148



CITY OF DES MOINES, WASHINGTON
Planning, Building, and Public Works Department
21630 11th Avenue South, Suite D
Des Moines, WA 98198
Phone: (206) 870-7576 Fax: (206) 870-6544

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Non-project action amending the amending Chapter 18.25 Des Moines Municipal Code (DMMC) relating to development standards for the B-P Business Park zone in the City of Des Moines. The B-P zone currently applies to the North and South Subareas in the North Central Neighborhood of Des Moines. In addition, City Council amended the Des Moines Comprehensive Plan official land use map to establish the BP - Business Park land use designation in the northeastern portion of the North Hill Neighborhood (Ordinance No. 1528, adopted on December 1, 2011)

Proponent: City of Des Moines

Location of proposal, including street address, if any: Citywide

Project File No: LUA2012-0003 (B-P Zone Amendments)

Lead Agency: City of Des Moines

The City of Des Moines has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The City of Des Moines as the lead agency has also determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This DNS is issued under 197-11-340. This DNS is issued under 197-11-340. The lead agency will not take final action on this proposal for 25 days from the date below*. Comments must be submitted by July 2, 2012.

Responsible Official:

Grant Fredricks

Position/Title:

Planning, Building, and Public Works Director
21650 11th Avenue South, Suite D
Des Moines, WA 98198

June 22, 2012

(Date*)


(Signature)

Project Lead Contact: Jason Sullivan, Senior Planner, Phone (206) 870-6551

AGENCY APPEAL

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Determination of Nonsignificance (DNS) is final and shall be consistent with all provisions of sections 16.04.210 and 18.94.113, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:30 p.m. on July 12, 2012. Procedural determinations include the adequacy of the DNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.

RESOLUTION NO. 1195

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, fixing a time for a public hearing to consider Draft Ordinance No. 12-019 which amends the Business Park Zone codified as chapter 18.25 DMMC.

WHEREAS, the City Council is considering amendments to Chapter 18.25 DMMC - Business Park Zone, and

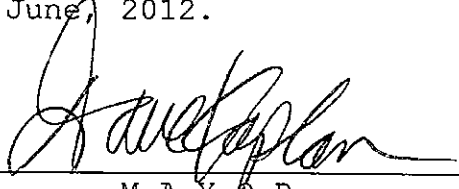
WHEREAS, a public hearing is necessary to receive public comment regarding this proposal, and

WHEREAS, a public hearing is required for adoption of an ordinance which amends a portion of the Title 18 DMMC commonly referred to as the Zoning Code; now therefore,

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

The matter of amending Chapter 18.25 DMMC - *Business Park (B-P)* Zone is set for a public hearing before the City Council on Thursday, July 26, 2012, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 21630 11th Avenue South, Suite B, Des Moines, Washington.

ADOPTED BY the City Council of the City of Des Moines, Washington this 28th day of June, 2012 and signed in authentication thereof this 28th day of June, 2012.


MAYOR

APPROVED AS TO FORM:


Assistant City Attorney

ATTEST:


City Clerk



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

May 30, 2012

Denise Lathrop
Planner II
City of Des Moines
21650 - 11th Avenue South Suite D
Des Moines, Washington 98198

Dear Ms. Lathrop:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Des Moines - Proposed draft ordinance to amend Chapter 18.25 Des Moines Municipal Code (DMMC) relating to development standards for the B-P Business Park Zone in the City of Des Moines. These materials were received on May 25, 2012 and processed with the Material ID # 18119.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services

DES MOINES PLANNING AGENCY REGULAR MEETING

7:00 p.m.

February 6, 2012

At 7:00 p.m., Planning Agency Chair Shan Hoel called the Des Moines Planning Agency meeting to order in the City Council Chambers, 21630 11th Avenue South, Suite B, Des Moines, WA.

PLEDGE OF ALLEGIANCE led by Agency Member Christine Hall.

ROLL CALL.—Present: Agency Members William Hopp, Christine Hall, Scott Evans, Chair Shannon Hoel and Vice Chair Mel McDonald. Staff attendance included Development Services Manager Robert Ruth, Planning Manager Denise Lathrop, Senior Planner Jason Sullivan and Agency Clerk David Steen.

MOTION by Chair Hoel, second by Vice Chair McDonald, to excuse the absence of Agency Member Shelley Murray, passed unanimously.

NEW BUSINESS

--Continued Discussion: Business Park Land Use and Zoning

Development Services Manager Robert Ruth suggested that the procedure for this meeting would be as follows:

1. Staff members provide introductory comments; then,
2. Agency members make suggested first motion to provide focus for the following discussion and action; then,
3. After questions and answers and other discussion, Agency members amend the motion as necessary; then,
4. Planning Agency decide on the amended motion; then,
5. Repeat these steps regarding the second suggested motion.

Planning Manager Denise Lathrop began the staff briefing by describing the North Central Neighborhood of Des Moines in several contexts, including:

1. As the South 216th Gateway to the Marina District; and
2. As an important planning area for the larger region's business and economic interests.
3. As a potential transportation access point to:
 - a. The Central Des Moines neighborhood through the extension of 16th Ave. S. to South 216th St.; and,
 - b. The community (including other Port-owned properties) to the north through the extension of 24th Ave. S.; and,
4. As an entry point to the Des Moines Creek Trail.

Planning Manager Lathrop suggested that a review and update of the North Central Element of the Comprehensive Plan would be in order to help recognize and take advantage of more aspects of the Neighborhood's potential for the growth of Des Moines.

Senior Planner Jason Sullivan noted that since the City is now considering another area in the North Hill neighborhood as a potential Business Park area, then a more universal description of the Business Park Zone would be helpful. He mentioned that the uses listed in the current Business Park Zone are all from the outdated Standard Industrial Classification (SIC) manual. He introduced a Conversion Matrix document that helps bring the use descriptions in the suggested Draft Ordinance No. 12-019 into line with the more current North American Industry

Classification System (NAICS) manual. Senior Planner Sullivan then briefly described other aspects of the Draft Ordinance under consideration. He discussed specifically how performance standards had been written to cover any mitigations needed for any use on a lot (hazardous materials, outdoor storage, landscaping, public parking facilities, manufacturing uses, etc.).

Agency Member Hopp inquired about the timing of this suggested change to the Comprehensive Plan. Planning Manager Lathrop indicated it would be part of the 2012 cycle of Comprehensive Plan amendments.

MOTION by Chair Hoel, seconded by Vice Chair McDonald, to direct staff to update the North Central Element of the Comprehensive Plan to reflect the planning and economic vision for the area, extend the neighborhood boundary to the west as shown on Figure 1, and remove the subarea boundaries.

Chair Hoel opened a period of discussion of the Motion. Questions raised during discussion included the following:

1. What is the "planning and economic vision for the area? (Agency Member Hopp)
2. How does this amendment affect Wesley Homes? (Agency Member Evans)
3. Is there some notification process for citizens who live in the area? (Agency Member Hopp)
4. What was the purpose of the existing subareas? (Agency Member Hall)

MOTION by Agency Member Hopp to amend the wording of the main motion by deleting one word—"reflect"—and replacing it with "define." This motion was accepted by Chair Hoel as a friendly amendment.

MOTION by Agency Member Evans to add the following words to the original motion between "Figure 1," and "and remove:" "explore the potential of extending the Pacific Ridge boundary and/or the North Central Neighborhood boundary to include the area north of South 220th Street and east of 24th Avenue South." This motion was accepted by Chair Hoel as a friendly amendment.

The amended motion now reads, "I move to direct staff to update the North Central Element of the Comprehensive Plan to define the planning and economic vision for the area, extend the neighborhood boundary to the west as shown on Figure 1, explore the potential of extending the Pacific Ridge boundary and/or the North Central Neighborhood boundary to include the area north of South 220th Street and east of 24th Avenue South, and remove the subarea boundaries." It passed by unanimous vote of the Planning Agency.

MOTION by Chair Hoel, seconded by Agency Member Hopp, to recommend that City Council adopt Draft Ordinance No. 12-019 amending Chapter 18.25 DMMC relating to development standards for the Business Park Zone in the City of Des Moines.

Chair Hoel called for discussion of the motion. Discussion centered on two questions:

1. Whether the name of the Business Park Zone should be changed to Industrial Park Zone; and,
2. Whether more defined location standards should be included to control the types of buildings facing major streets.

MOTION by Chair Hoel, seconded by Vice Chair McDonald, and passed unanimously, to table the current motion so that staff could do further work on issues involved in the two questions and present results for further consideration at the next meeting of the Planning Agency.

NEXT MEETING DATE—March 5, 2012

ADJOURNMENT

MOTION by Chair Hoel, seconded by Agency Member McDonald, and passed unanimously, to adjourn the meeting at 9:40 p.m.

Respectfully Submitted,

David Steen
Agency Clerk

DES MOINES PLANNING AGENCY REGULAR MEETING

7:00 p.m.

March 5, 2012

At 7:00 p.m., Planning Agency Chair Shan Hoel called the Des Moines Planning Agency meeting to order in the City Council Chambers, 21630 11th Avenue South, Suite B, Des Moines, WA.

PLEDGE OF ALLEGIANCE led by Agency Member Scott Evans.

ROLL CALL—Present: Agency Members William Hopp, Christine Hall, Scott Evans, and Shelley Murray, Chair Shannon Hoel and Vice Chair Mel McDonald. Staff attendance included Development Services Manager Robert Ruth, Planning Manager Denise Lathrop, Senior Planner Jason Sullivan and Agency Clerk David Steen. Also present was City Council Liaison, Councilmember Jeannette Burrage.

MOTION by Chair Hoel, second by Vice Chair McDonald, to excuse the absence of Agency Member Cass Prindle, passed unanimously.

MINUTES

Minutes from the February 6, 2012 Planning Agency meeting were available for review. Agency Member Murray suggested she could not have led the Pledge of Allegiance at that meeting since she was not present. The correction will be made to show that Agency Member Hall led the Pledge of Allegiance.

MOTION by Chair Hoel, second by Vice Chair McDonald, to accept the minutes with the noted correction, passed unanimously.

COMMENTS FROM THE PUBLIC

City Council Member Jeanette Burrage (905 S. 209th St., Des Moines) introduced herself as the newly appointed liaison to the Planning Agency from the City Council.

ADMINISTRATION REPORTS

Development Services Manager Ruth briefly discussed four items:

1. 2012-2013 City Council work program
2. Council Goals and Strategic Objectives
3. Information packet from "Boot Camp for Planners," a workshop offered by the Planning Association of Washington, attended recently by Agency Member Hopp and Vice Chair McDonald
4. Staff was recently directed by the Finance and Economic Development Committee of the City Council to work on the Fence Code so that it might be less restrictive for homeowners.

OLD BUSINESS

Continued Discussion: Business Park Land Use and Zoning

MOTION by Chair Hoel, second by Vice Chair McDonald, to return the motion regarding the adoption of Draft Ordinance No. 12-019 back to the table for further discussion, passed unanimously.

Senior Planner Sullivan led discussion and fielded questions from Agency Members regarding the proposed ordinance. A number of changes suggested by Agency Members were noted by Senior Planner Sullivan for inclusion in the final document.

MOTION by Chair Hoel, second by Vice Chair McDonald, to recommend that City Council adopt Draft Ordinance No. 12-019 amending Chapter 18.25 DMMC relating to development standards for the Business Park Zone in the City of Des Moines, including a number of minor amendments suggested through the Planning Agency discussion and consensus, passed unanimously.

NEW BUSINESS

Introduction of Institutional Campus Zoning—Draft Ordinance

Senior Planner Sullivan introduced Draft Ordinance No. 12-026, establishing an Institutional-Campus zoning designation in the City of Des Moines, for consideration by the Planning Agency. He mentioned that the City Council had amended the Des Moines Comprehensive Plan by adding a policy to the Land Use Element which directs the Development Services Division to work with Highline Community College to establish such a zoning designation that would facilitate the redevelopment plans as established in the College's Master Plan. He added that other specific uses to be included in the zone would be government facilities (City Hall, SCORE, fire stations), educational facilities (Highline and Federal Way schools), convalescent/retirement housing (Wesley Homes, Judson Park, Masonic Home), and other institutional uses.

During discussion, consensus was reached to apply many of the same changes to site design guidelines that were just discussed regarding the Business Park Land Use and Zoning. Chair Hoel also secured consensus of the group to delete "and other institutional uses" found in (a) and (b) under "Sec. 1.1. Purpose of zone" as well as changing "these" to "existing" in (c) of the same section.

MOTION by Chair Hoel, seconded by Agency Member Hopp, to recommend that City Council adopt Draft Ordinance No. 12-026 amending Title 18 DMMC by establishing an Institutional – Campus zoning designation in the City of Des Moines, passed unanimously.

NEXT MEETING DATE—June 4, 2012 (Development Services Manager Ruth indicated he would provide at least three weeks' notice if a May meeting is needed.)

ADJOURNMENT

Chair Hoel stated that this meeting was adjourned.

Respectfully Submitted,

David Steen, Agency Clerk

Appendix F

Compatibility Criteria

Table F-1

Maximum Residential Density						
Compatibility Zones	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum Residential Density						
	Average Number of Dwelling Units Per Gross Acre					
Agricultural (farmland/forest)	0	Maintain current comprehensive plan designation and zoning designation				
Rural (outside an urban growth boundary)	0	1 d.u. per 10 acres	1 d.u. per 10 acres ^A	1 d.u. per 5 acres ^A	1 d.u. per 10 acres ^A	1 d.u. per 5 acres
Urban (within the urban growth boundary)	0	0	B	C	B	C
Maximum Intensities for Nonresidential Uses (Commercial, Industrial, Offices, and Activities)						
	Average Number of People Units Per Gross Acre					
Agricultural (farmland/forest)	1-5 ^E	D, E	D, E	D, E	D, F	D
Rural (outside an urban growth boundary)	1-5 ^E	10-25 ^E	10-25 ^E	40-60 ^E	100-150 ^E	100-150 ^G
Urban (within the urban growth boundary)	1-5 ^E	50-75 ^E	80-120 ^E	100-150 ^E	100-150 ^E	No Limit ^G

Notes:

- A Cluster to preserve open space to maintain open approach corridor at and near runway ends.
- B Infill development up to average of surrounding residential area is allowed, but is appropriate only if nonresidential uses are not feasible
- C Promote high density and intensity mixed use development (15 or more d.u. per acre)
- D Maintain current comprehensive plan designation and zoning designation.
- E Special Function Land uses should be prohibited.
- F 50-100 people per acre allowed if on airport and aviation-related.
- G Special Function Land uses should be avoided.

Table F-2
Airport Land Use Matrix

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
A. Resource Operations						
1. Agricultural (Commercial)						
Agriculture, horticulture, general farming (crops only, not feedlots and stockyards)	P	P	P	P	P	P
Agricultural building	L	L	P	P	P	P
Agricultural chemical sales/storage	X	L	P	P	P	P
Agricultural Housing/Farm labor	X	X	L	P	L	P
Agricultural housing/farm labor	X	X	L	P	L	P
Agricultural market	X	X	P	P	X	P
Agricultural related industries	X	L	P	P	P	P
Animal husbandry	X	L	L	L	X	P
Agricultural feeding operation or stockyards	X	X	X	X	X	X
Agriculture or food processing facility	X	L	P	P	L	P
Livestock auction	X	X	X	L	X	P
Fairgrounds	X	X	X	X	X	P
Floriculture, aquaculture	X	L	P	P	P	P
Fruit bin sales/storage	X	L	P	P	P	P
2. Forest (Commercial)						
General forest silver culture	L	L	P	P	P	P
Forest product processing	X	L	P	P	P	P
3. Mining/Refining/Offsite Hazardous Waste Treatment						
Asphalt paving and roofing materials, rock crushing	X	X	L	L	L	P
Mining including sand and gravel pits	X	L	L	L	X	P
Stockpiling of earthen materials	X	L	L	L	X	P
B. Rural Development						
1. Rural Residential						
Single-family dwelling (large lot, 5 acres or greater*)	X	L	L	P	X	P
Single-family dwelling, rural centers	X	X	L	L	X	L
Residential Cluster Development, 40% open	X	X	LSC	X	X	P
Multi-family dwelling	X	X	X	X	X	P
Temporary farm housing	X	X	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
2. Rural Centers						
Single-family dwelling; up to 12 dwelling units/acre	X	X	L	L	X	L
Two - Four family dwelling (duplex) (*)	X	X	X	X	X	L
Multi-family dwelling; 12-20 units/acre	X	X	L	X	X	P
21+ units/acre	X	X	P	P	X	P
Agriculture/forest/mineral resources or industry (see item A)						
Community services (see item D2)						
Retail and commercial service (see items D4 & D5)						
Industrial/manufacturing (see item D4s & D5)						
C. Education Facilities						
1. Education Facilities						
Junior or community college	X	X	L	L	L	P
Schools, K-12 elementary, middle, senior high	X	X	X	X	X	X
Business school	X	L	L	L	L	P
Vocational schools	X	L	L	L	L	P
D. Urban Development						
1. Residential						
Single-family dwelling; up to 12 dwelling units/acre	X	X	X	X	X	L
Two - four-family dwelling (duplex)(*)	X	X	X	X	X	L
Multi-family dwelling(*): 15 or more	X	X	LSC	X	X	P
Mixed-use office/commercial/residential use	X	X	P	P	X	P
Residential development cluster 40% > open space	X	X	L	L	X	L
Residential infill	X	X	L	L	L	P
Mobile home parks	X	X	L	L	X	L
Boarding house	X	X	L	L	L	L
Retirement homes	X	X	X	X	X	L

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
2. Community Services						
Cemetery	P	P	P	P	L	P
Churches, synagogues, temples	X	X	L	L	X	L
Community center meeting halls, fraternal organizations	X	X	L	L	X	P
Convalescent, nursing home and group homes	X	X	X	X	X	L
Day care facilities, family in-home	X	X	L	L	X	L
Day care center	X	X	L	L	X	L
Funeral home	X	X	P	P	X	P
Police, fire stations, ambulance service	X	L	P	P	P	P
Hospital	X	X	X	X	X	X
Medical clinic	X	X	L	L	X	P
Correction facilities	X	L	L	L	L	L
Libraries	X	X	P	P	X	P
Museums and art galleries	X	X	L	P	P	P
Zoo	X	X	P	P	X	P
3. Amusement and Recreation						
Amusement park (permanent)	X	X	L	L	X	L
Bowling alleys	X	X	P	P	X	P
Campground	X	L	L	P	L	P
Recreational vehicle parks; short term	X	L	L	P	L	P
Drive-in theatres	X	X	L	L	X	P
Fairgrounds	X	X	P	L	L	P
Golf courses	X	L	P	P	X	P
Gymnasiums, exercise facilities	X	L	L	L	L	P
Horse racing tracks, speedways	X	X	X	X	X	X
Miniature golf courses	X	X	P	P	X	P
Movie theatres, auditoriums exhibition halls	X	X	L	L	X	P
Parks	L	L	P	P	L	P
Roller skating rink	X	X	L	L	X	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
4. Retail Trade and Service						
Addressing, mailing, and stenographic services	X	L	P	P	L	P
Advertising agencies	X	L	P	P	L	P
Airport uses and activities commercial/industrial	L	P	P	P	P	P
Animal clinic/hospital	L	P	P	P	P	P
Antique stores	X	L	P	P	X	P
Automobile, truck, manufactured home, and travel trailer sales	L	P	P	P	P	P
Automobile and recreational vehicle (RV) sales; weekend	L	P	P	P	L	P
Automotive: car wash	L	P	P	P	L	P
Sales lot/auto center	L	P	P	P	P	P
Parking lots and garages	L	P	P	P	P	P
Maintenance and repair shops	X	P	P	P	P	P
Paint and body repair shops	L	P	P	P	P	P
Parts and accessories (tires, batteries, etc.)	X	P	P	P	P	P
Specialized repair shops (radiator, etc.)	L	P	P	P	P	P
Towing services	L	P	P	P	P	P
Wrecking and dismantling yard	L	P	P	P	L	P
Bakery	X	P	P	P	L	P
Beauty and barber shops	X	L	P	P	X	P
Bed and breakfast inn	X	X	L	L	X	P
Boats and marine accessories	X Except storage L	P	P	P	P	P
Books, stationery, office supplies	Storage only	P	P	P	L	P
Building and trade (plumbing, heating, electrical, painting, etc.)	Storage only	P	P	P	L	P
Clothing and accessories	X	L	P	P	L	P
Communication towers	X	X	L	L	L	L
Computer and electronic stores	X	L	P	P	L	P
Department, discount, variety stores	X	X	P	P	X	P
Drug stores (optical goods, orthopedic supplies)	X	L	P	P	L	P
Employment agencies (private)	X	P	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Farm and implements, tools and heavy construction equipment	X	L	P	P	P	P
Farm supplies	L	P	P	P	P	P
Financial institutions	X	P	P	P	L	P
Food store	X	P	P	P	L	P
Furniture, home furnishings, appliances	X	P	P	P	L	P
General hardware, garden equipment and supplies	X	P	P	P	L	P
Grocery and convenience stores	X	L	P	P	L	P
Heavy equipment storage, maintenance and repair	X	L	P	P	L	P
Insurance agents, brokers, and service agencies	X	P	P	P	L	P
Kennels	L	P	P	P	L	P
Laundries, laundromats, and dry cleaning plants	X	P	P	P	L	P
Liquor stores	X	P	P	P	L	P
Lumber yards	L	P	P	P	L	P
Medical and dental laboratory, offices and clinic	X	X	L	P	x	P
Mini Storage	L	P	P	P	P	P
Motels and Hotels	X	X	P	P	P	P
Motorcycles sales/repair (including maintenance)	X	P	P	P	L	P
Paint, glass, and wallpaper stores	X	P	P	P	L	P
Pet stores, pet supplies, and dog grooming	X	L	P	P	L	
Professional office buildings for architects, attorneys, government, etc.	X	L	P	P	P	P
Rental: auto, truck, trailer, fleet leasing services	L	P	P	P	L	P
Repairs: small appliances, tv, business machines, watches, etc.	L	P	P	P	L	P
Restaurant, cafe and drive-in eating facilities	X	L	P	P	P	P
Service station	X	L	P	P	L	P
Sporting goods, bicycle shops	X	P	P	P	P	P
Taverns, bars, dance establishments	X	L	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
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	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
5. Industry/Manufacturing						
Aircraft parts	Storage only	L	P	P	P	P
Aircraft industrial	Storage only	L	P	P	P	P
Apparel and accessories	X	L	P	P	X	P
Bakery products (wholesale)	Storage only	L	P	P	X	P
Beverage industry	Storage only	L	P	P	X	P
Canning, preserving, and packaging fruits, vegetables, and other foods	X	L	L	L	X	P
Cement and concrete plants	X	L	L	L	X	P
Chemicals (industrial, agricultural, wood, etc.)	X	X	L	L	X	L
Concrete, gypsum, and plaster products	Storage only	L	P	L	L	P
Confectionery and related products (wholesale)	Storage only	P	P	P	L	P
Mini storage	P	P	P	P	P	P
Product assembly	Storage only	L	P	P	L	P
Prefabricated structural wood products and containers	Storage only	P	P	P	L	P
Printing, publishing, and binding	Storage only	P	P	P	L	P
Rendering plants, slaughter houses	X	X	X	X	X	L
Rubber products	X	L	P	P	L	P
Sawmills and planing mills	Storage only	L	P	P	L	P
Sheet metal and welding shops	Storage only	P	P	P	L	P
Stone products (includes finishing of monuments for retail sale)	Storage only	P	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
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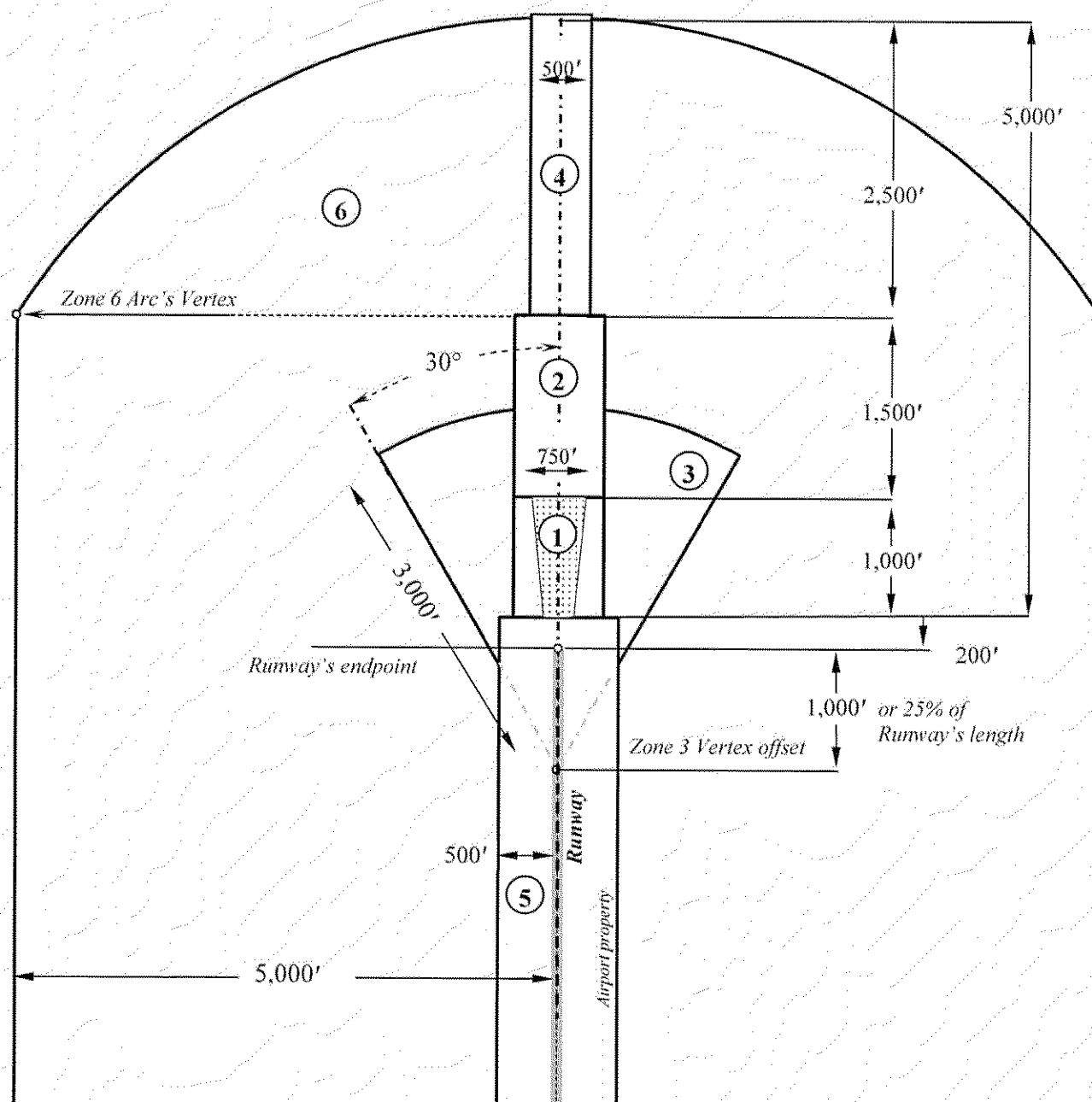
	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
6. Wholesale Trade-Storage						
Warehouses	Storage only	P	P	P	P	P
Wholesale trade	Storage only	P	P	P	P	P
Storage facilities; bulk	L	P	P	P	P	P
commercial	L	P	P	P	P	P
mini-storage	L	P	P	P	P	P
E. Transportation and Utilities						
1. Transportation						
Bus terminals	X	L	P	P	L	P
Transportation storage and maintenance facilities	Storage only	P	P	P	P	P
Transportation brokerage offices; without truck parking	X	P	P	P	P	P
with truck parking	L	P	P	P	P	P
Contract truck hauling, rental of trucks with drivers	L	P	P	P	P	P
Rail, truck terminals (for short-term storage, office)	L	P	P	P	P	P
Air storage and office use	Storage only	P	P	P	P	P
Railroad switch yards, maintenance, and repair facilities, etc.	X	P	P	P	P	P
Taxicab terminals, maintenance, and dispatching centers, etc.	X	P	P	P	P	P
2. Utilities						
Power generating facilities	L	L	L	L	L	L
Utility services (substations, etc.)	L	L	L	L	L	P
Wholesale trade	L	P	P	P	L	P
Storage facilities; bulk	L	P	P	P	P	P
Commercial	L	P	P	P	P	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
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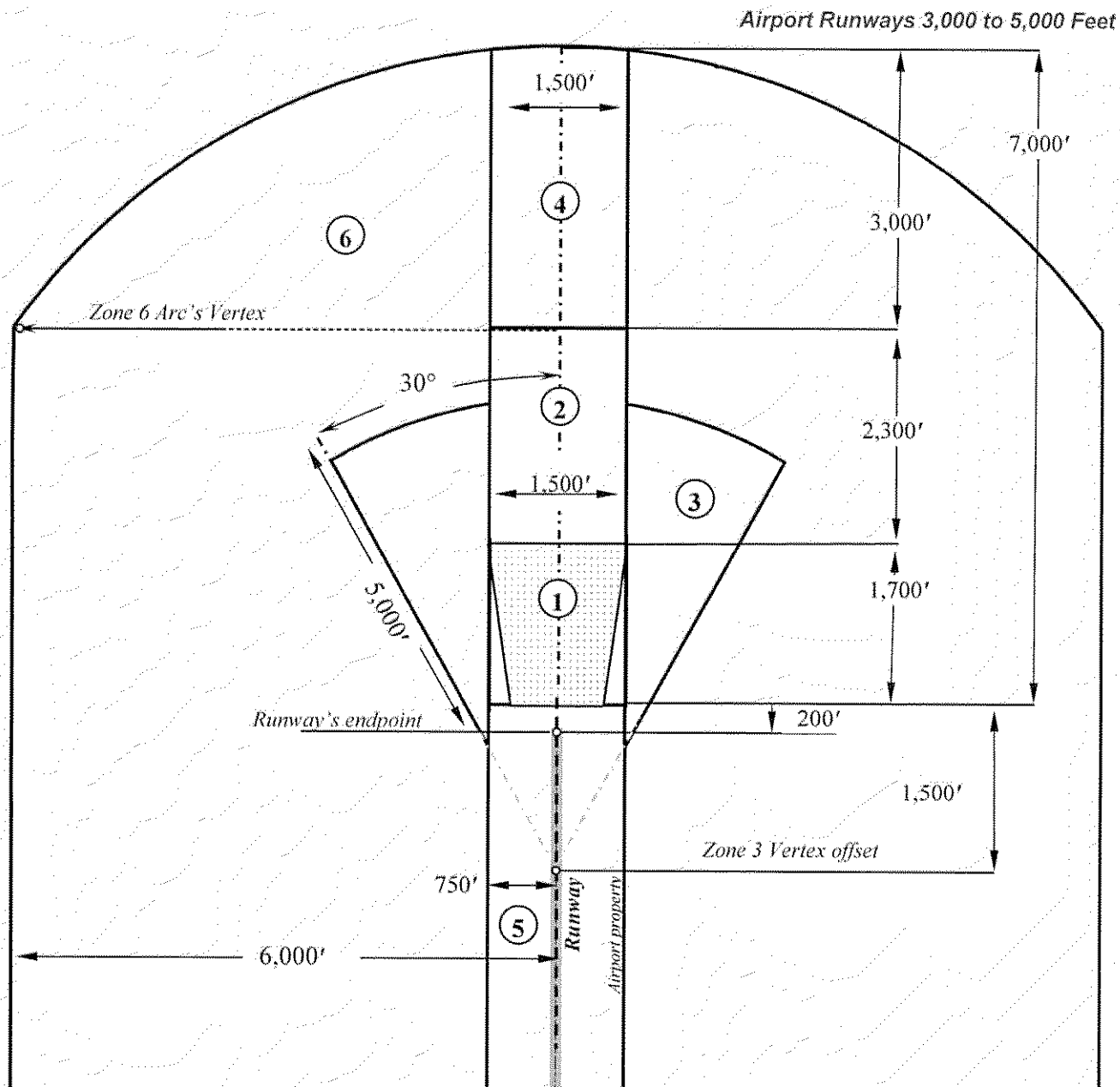
All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

Airport Runways Under 3000 Feet



Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	1,000'	750'	Zone 1 includes the runway's RPZ. The RPZ is depicted with ordered stipple within Zone 1
Zone 2	1,500'	750'	NA
Zone 3	3,000'	*	*Plot Zone 3's vertex 1,000' from the runway's endpoint or 25% of runway's length
Zone 4	2,500'	500'	NA
Zone 5	*	500'	Zone 5 ends 200' past the runway's endpoint
Zone 6	5,000'	5,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

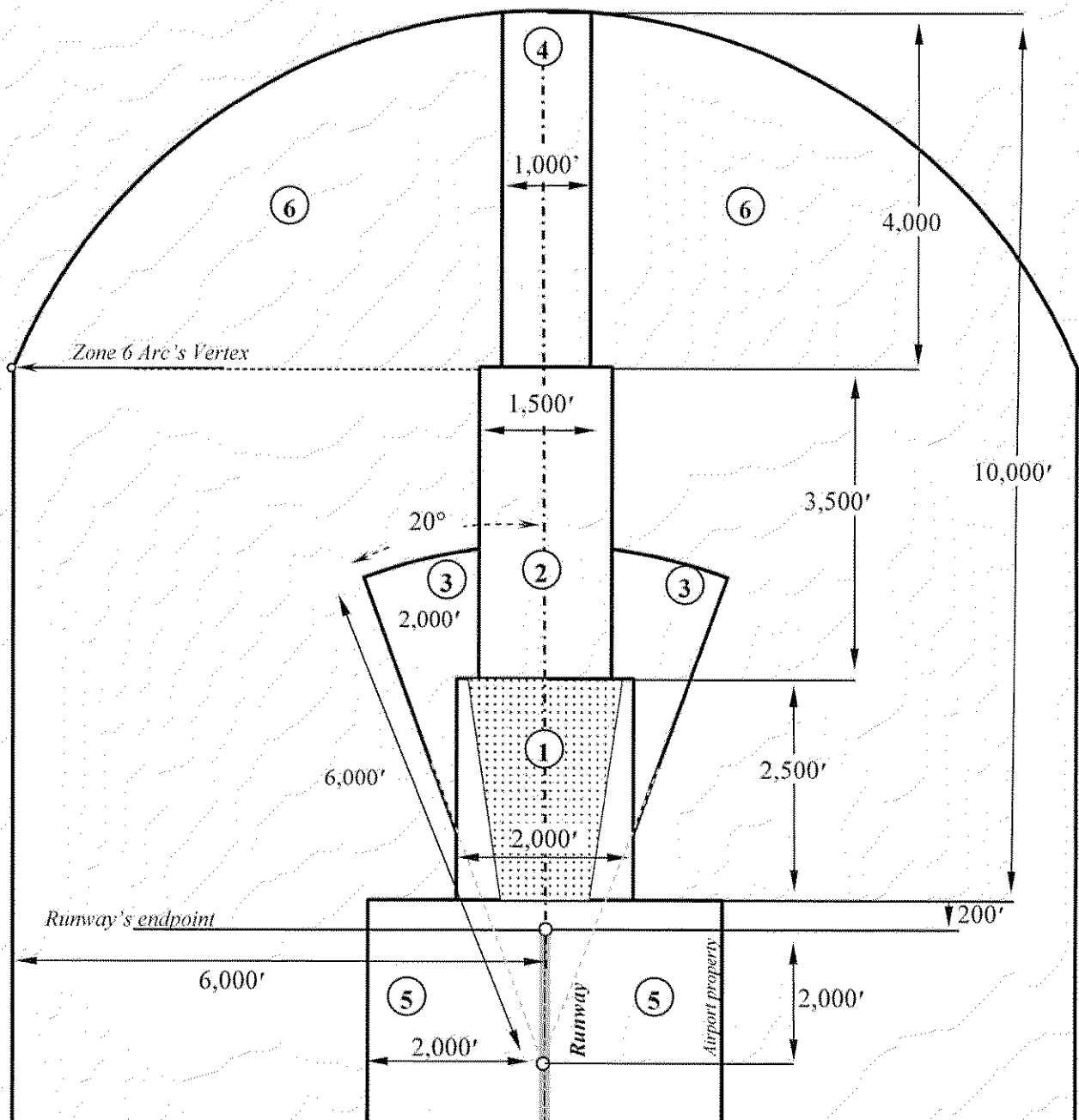


Airport Compatibility Zones

Dimensions	Length	Width	Notes
Zone 1	1,000'	750'	Zone 1 includes the runway's RPZ. The RPZ is depicted by ordered stipple within Zone 1. *RPZ dimensional standards are dictated by runway approach type.
Zone 2	1,500'	750'	NA
Zone 3	3,000'	*	*Plot Zone 3's vertex 1,500' from the runway's endpoint
Zone 4	2,500'	500'	NA
Zone 5	*	500'	Zone 5 ends 200' past the runway's endpoint
Zone 6	5,000'	5,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

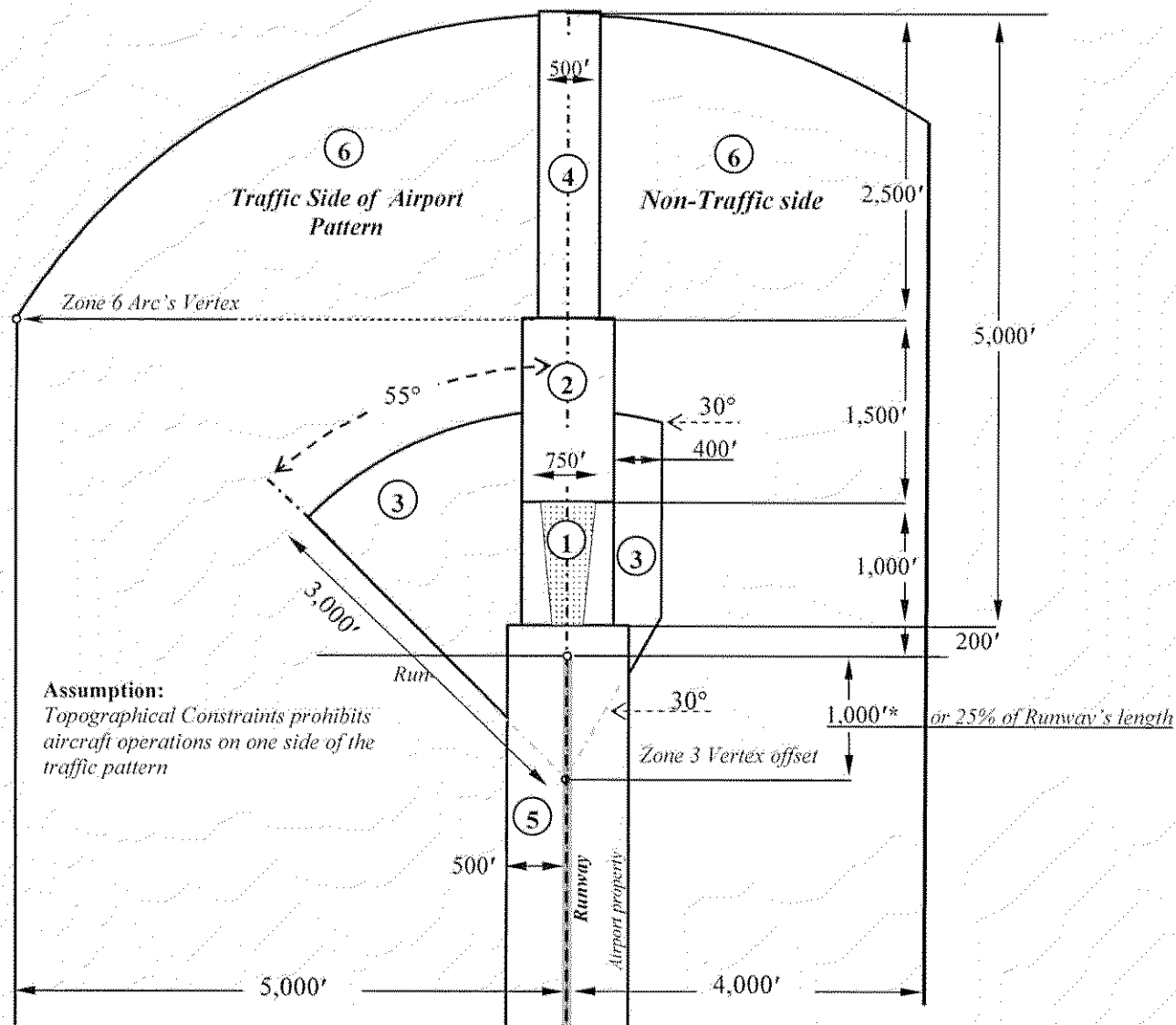
Airport Runways Greater Than 5000 Feet



Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	2,500'	2,000'	Zone 1 includes the runway's RPZ. The RPZ is depicted with ordered stipple within Zone 1. *RPZ dimensional standards are dictated by runway approach type.
Zone 2	3,500'	1,500'	NA
Zone 3	6,000'	*	*Plot Zone 3's vertex 2,000' from the runway's endpoint
Zone 4	4,000'		NA
Zone 5	*	2,000'	*Zone 5 ends 200' past the runway's endpoint
Zone 6	10,000'	6,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

Airport Runway Under 3000 feet 'Single Sided Traffic Pattern Alternative

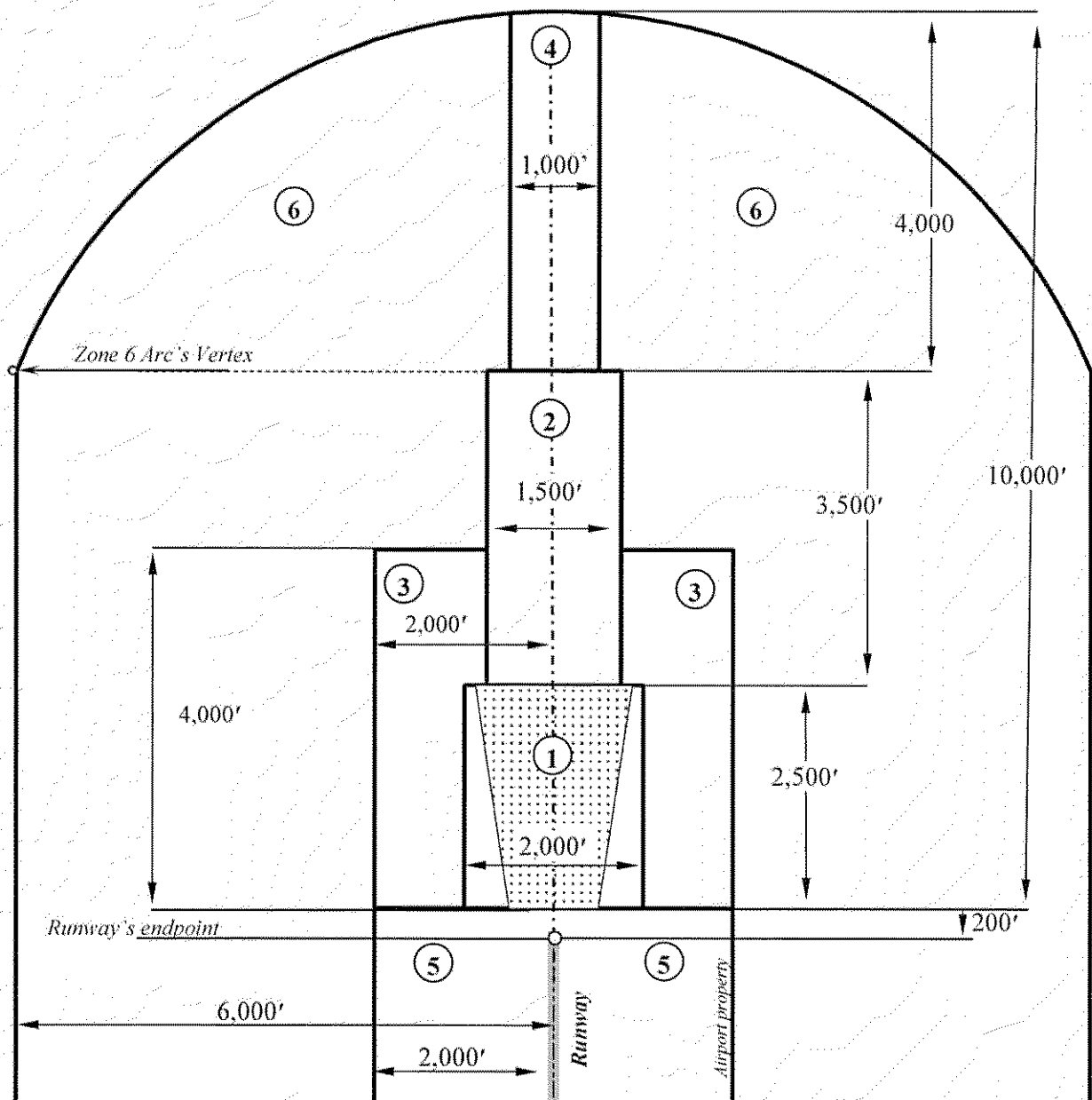


Airport Compatibility Zones

Dimensions	Length	Width	Notes
Zone 1	2,500'	2,000	Zone 1 includes the runway's RPZ. The RPZ is depicted with ordered stipple within Zone 1. *RPZ dimensional standards are dictated by runway approach type.
Zone 2	3,500'	1,500'	NA
Zone 3	3,000'	3,000'	NA
Zone 4	4,000'		NA
Zone 5	*	2,000'	*Zone 5 ends 200' past the runway's endpoint
Zone 6	10,000'	6,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

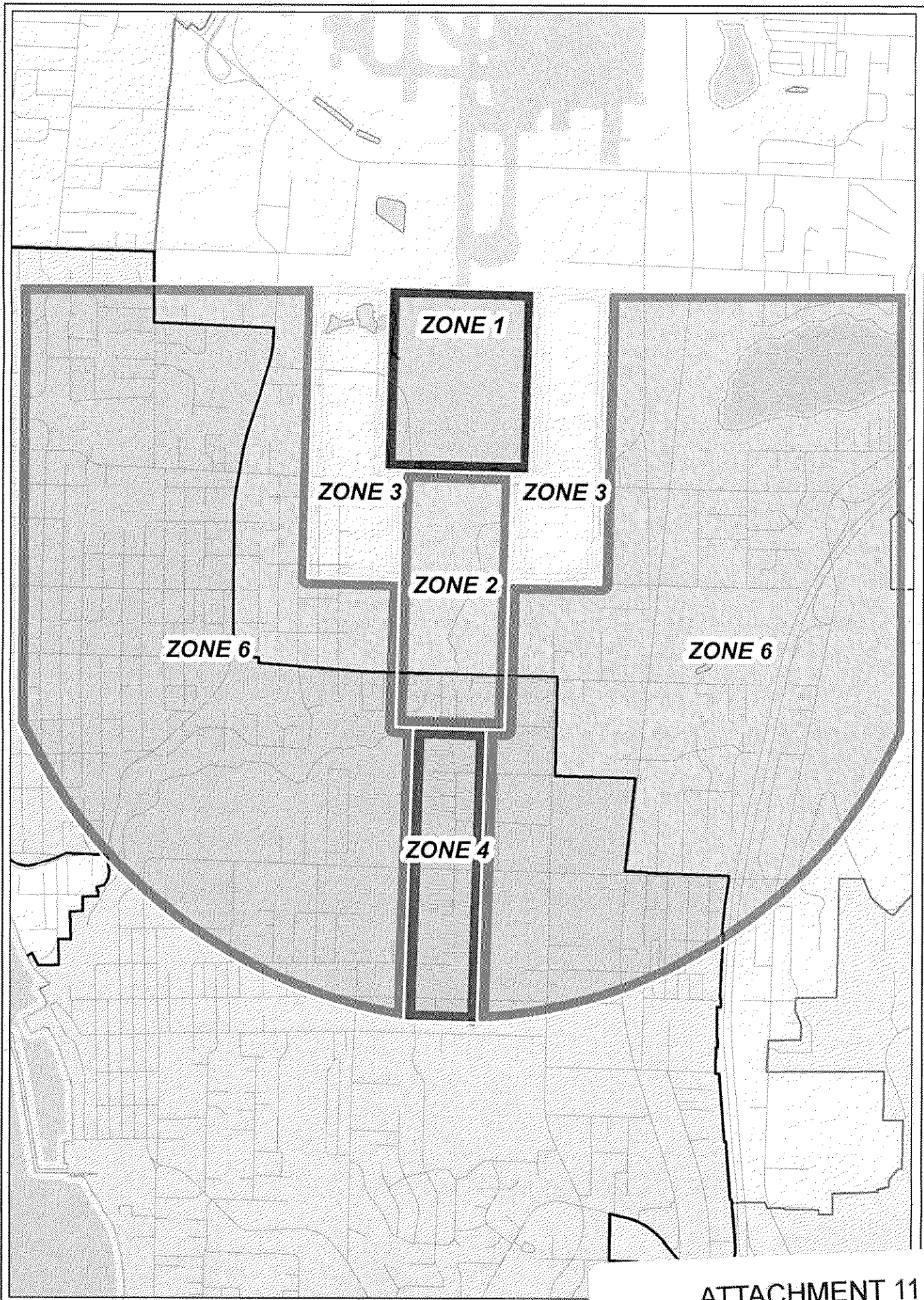
Airport Runways Greater Than 5,000 Feet: Alternative A



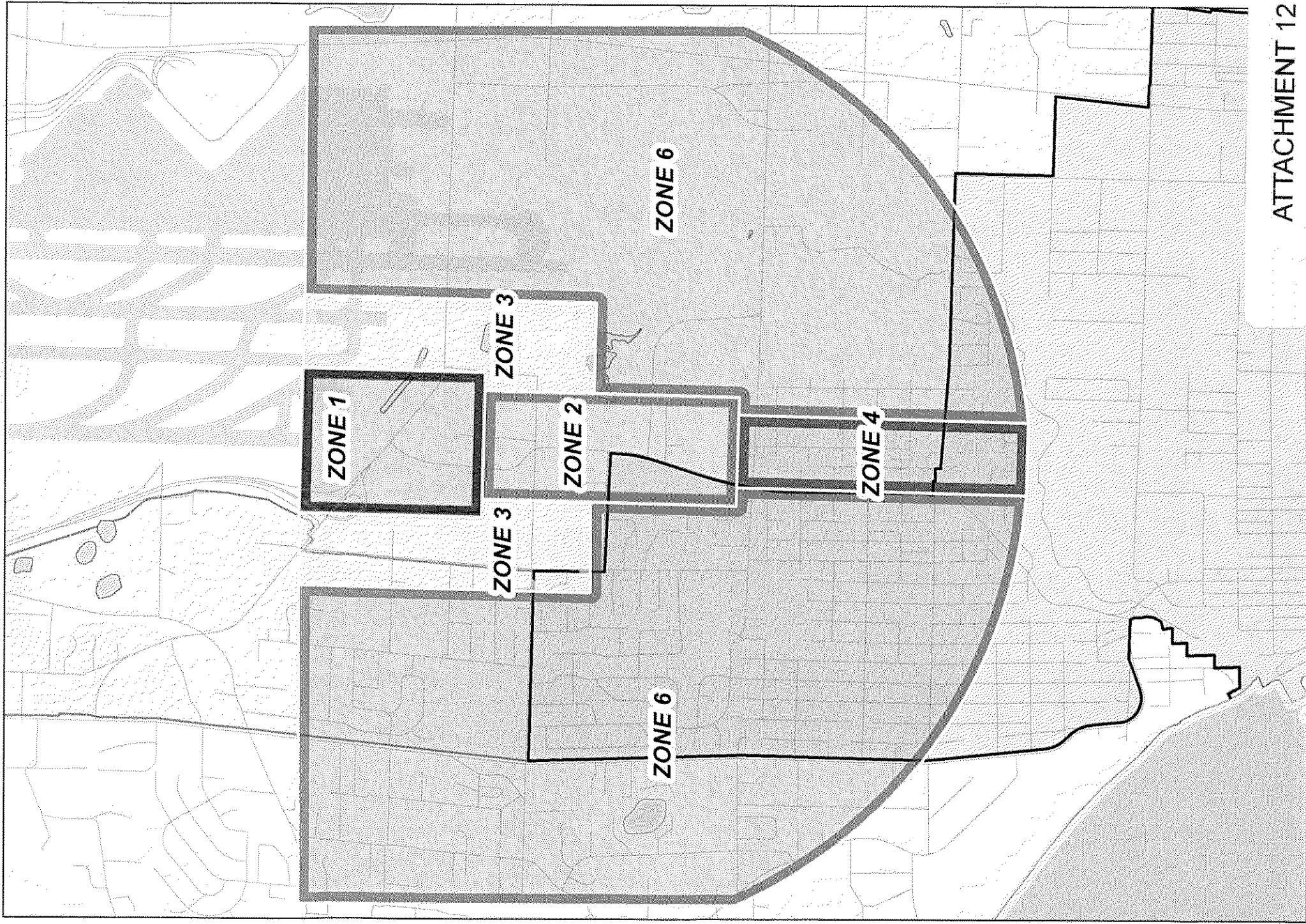
Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	1,000'	750'	Zone 1 includes the runway's RPZ. The RPZ is depicted by ordered stipple within Zone 1 
Zone 2	1,500'	750'	NA
Zone 3	3,000'	*	*Plot Zone 3's vertex 1,000' from the runway's endpoint or 25% of runway's length. 55° or greater traffic side. 30° with 400' width non-traffic side
Zone 4	2,500'	500'	NA
Zone 5	*	500'	Zone 5 ends 200' past the runway's endpoint
Zone 6	5,000'	5,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2. 5,000' width traffic side. 4,000' width non traffic side.

RPZ – Runway Protection Zone

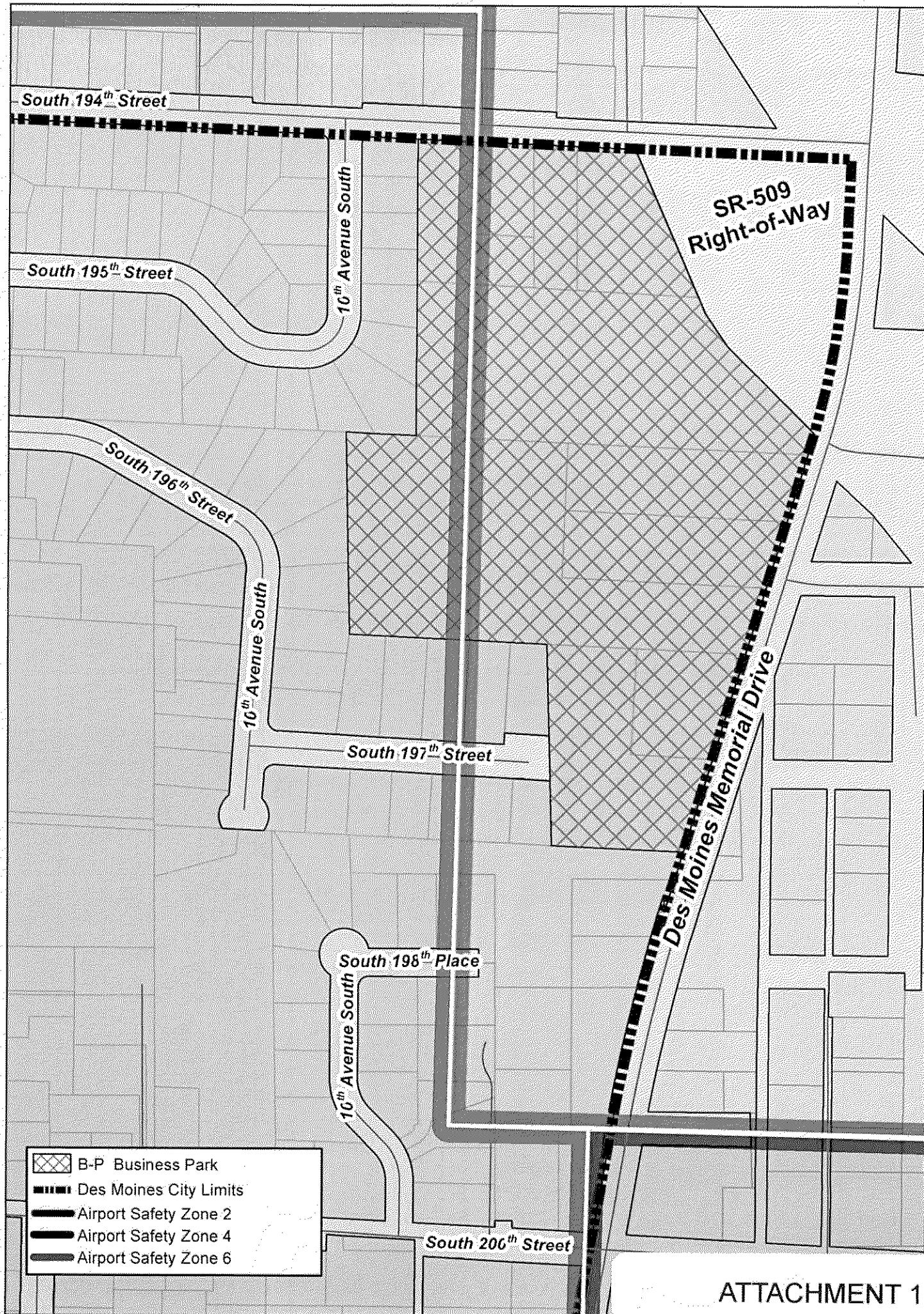
Airport Land Use Compatibility Zones: Runway 1



Airport Land Use Compatibility Zones: Runway 3



Airport Land Use Compatibility Zones: North Hill



Airport Land Use Compatibility Zones: North Central Des Moines



***Business Park
Standard Industrial Classification (SIC)
to
North America Industry Classification System (NAICS)
Conversion Matrix***

Prepared by
Jason Sullivan
Senior Planner
Development Services

Executive Summary

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
15	Building Construction - General contractors and operative builders	23	Construction	PERMITTED	PERMITTED	PERMITTED
17	Construction - Special trade contractors					
20	Food and kindred products	311	Food Manufacturing	LIMITED	LIMITED	PERMITTED
		312	Beverage and Tobacco Product Manufacturing	LIMITED	PERMITTED	PERMITTED
22	Textile mill products	313	Textile Mills	LIMITED	PERMITTED	PERMITTED
		314	Textile Product Mills	LIMITED	PERMITTED	PERMITTED
23	Apparel and other finished products made from fabrics and similar materials	315	Apparel Manufacturing	LIMITED	PERMITTED	PERMITTED
		316	Leather and Allied Product Manufacturing	LIMITED	PERMITTED	PERMITTED
24	Lumber and wood products, except furniture	321	Wood Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
25	Furniture and fixtures	337	Furniture and Related Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
26	Paper and allied products	322	Paper Manufacturing			
27	Printing, publishing, and allied industries	323	Printing and Related Support Activities	PERMITTED	PERMITTED	PERMITTED
28	Chemicals and allied products	325	Chemical Manufacturing	PROHIBITED	LIMITED	LIMITED
30	Rubber and miscellaneous products	326	Plastics and Rubber Products Manufacturing	LIMITED	PERMITTED	PERMITTED
32	Stone, clay, glass, and concrete products	327	Nonmetallic Mineral Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
34	Fabricated metal products, except machinery and transportation equipment	332	Fabricated Metal Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
357	Computer and Office Equipment	334	Computer and Electronic Product Manufacturing	LIMITED	PERMITTED	PERMITTED
36	Electronic and other electrical equipment and components, except computer equipment	335	Electrical Equipment, Appliance, and Component Manufacturing	LIMITED	PERMITTED	PERMITTED
38	Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods, watches and clocks	339	Miscellaneous Manufacturing	LIMITED	PERMITTED	PERMITTED
39	Miscellaneous manufacturing industries					

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
42	motor freight transportation and warehousing	484	Truck Transportation	PERMITTED	PERMITTED	PERMITTED
45	Transportation by air	481	Air Transportation	PERMITTED	PERMITTED	PERMITTED
4729	Arrangement of Passenger Transportation, NEC (arrangement of carpools and vanpools)"	4889	Other Support Activities for Transportation	PERMITTED	PERMITTED	PERMITTED
4783	Packing and Crating					
48	Communications	51	Information			
49	Electric, gas, and sanitary services	22	Utilities	LIMITED	LIMITED	PERMITTED
50	Wholesale Trade - durable goods	42	Wholesale Trade	PERMITTED	PERMITTED	PERMITTED
51	Wholesale Trade - nondurable goods					
5261	Retail Nurseries, lawn and garden supply stores	444	Building Material and Garden Equipment and Supplies	PERMITTED	PERMITTED	PERMITTED
531	Department Stores	452	General Merchandise Stores	PROHIBITED	PERMITTED	PERMITTED
533	Variety stores					
539	Miscellaneous general merchandise stores					
57	Home Furniture, Furnishings, and Equipment Stores	442	Furniture and Home Furnishings Stores	PERMITTED	PERMITTED	PERMITTED
		443	Electronics, and Appliance Stores	PERMITTED	PERMITTED	PERMITTED
5812	Eating Places	722	Restaurants	LIMITED	PERMITTED	PERMITTED
60	Depository Institutions	52	Finance and Insurance	PERMITTED	PERMITTED	PERMITTED
61	Nondepository Institutions					
62	Security and commodity brokers dealers, and exchanges					
63	Insurance carriers					
64	Insurance agents, brokers, and service					
65	Real Estate	53	Real Estate and Rental and Leasing	LIMITED	PERMITTED	PERMITTED
67	Holding and other investment offices	55	Management of Companies and Enterprises	LIMITED	PERMITTED	PERMITTED
72	Personal services	812	Personal and Laundry Services	LIMITED	PERMITTED	PERMITTED
73	Business Services	561	Administrative and Support Services	LIMITED	PERMITTED	PERMITTED
76	Miscellaneous repair services	811	Repair and Maintenance	PERMITTED	PERMITTED	PERMITTED
791	Dance Studios, Schools and Halls	6116	Other Schools and Instruction	PROHIBITED	LIMITED	PERMITTED

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
7991	Physical Fitness Facilities	71394	Fitness and Recreational Sport Centers	LIMITED	LIMITED	PERMITTED
7997	Membership Sports and Recreation Clubs	71399	All other Amusement and Recreation Industry	LIMITED	LIMITED	PERMITTED
801	Offices and Clinics of Doctors of Medicine	621	Ambulatory Health Care Services	PROHIBITED	PERMITTED	PERMITTED
802	Offices and Clinics of Dentist					
803	Offices and Clinics of Doctors of Osteopathy					
804	Offices and Clinics of Other Health Practitioners					
809	Miscellaneous Health and Allied Services, Not Elsewhere					
82	Educational Services	61	Educational Services			
83	Social Services	623	Nursing and Residential Care Facilities	PROHIBITED	PROHIBITED	LIMITED
		624	Social Assistance			
841	Museums and Art Galleries	712	Museums, Historical Sites, and Similar Institutions	PROHIBITED	PERMITTED	PERMITTED
861	Business Associations	8139	Business, Professional, Labor, and Similar Organizations	PROHIBITED	LIMITED	PERMITTED
865	Political Organizations					
869	Membership Organizations, Not Elsewhere Classified					
866	Religious Organizations	8131	Religious Organizations	PROHIBITED	LIMITED	LIMITED
87	Engineering, accounting, research, management, and related services	54	Professional, Scientific, and Technical Services	LIMITED	PERMITTED	PERMITTED
81	Legal Services					
91	Executive, legislative, and general government, except finance	92	Public Administration	LIMITED	PERMITTED	PERMITTED
92	Justice, public order, and safety					
93	Public finance, taxation, and monetary policy					
94	Administration of human resource programs					
95	Administration of environmental quality and housing					
96	Administration of economic programs					
97	National Security and International affairs					

Executive Summary

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
15	Building Construction - General contractors and operative builders	23	Construction	PERMITTED	PERMITTED	PERMITTED
17	Construction - Special trade contractors					
20	Food and kindred products	311	Food Manufacturing	LIMITED	LIMITED	PERMITTED
		312	Beverage and Tobacco Product Manufacturing	LIMITED	PERMITTED	PERMITTED
22	Textile mill products	313	Textile Mills	LIMITED	PERMITTED	PERMITTED
		314	Textile Product Mills	LIMITED	PERMITTED	PERMITTED
23	Apparel and other finished products made from fabrics and similar materials	315	Apparel Manufacturing	LIMITED	PERMITTED	PERMITTED
		316	Leather and Allied Product Manufacturing	LIMITED	PERMITTED	PERMITTED
24	Lumber and wood products, except furniture	321	Wood Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
25	Furniture and fixtures	337	Furniture and Related Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
26	Paper and allied products	322	Paper Manufacturing			
27	Printing, publishing, and allied industries	323	Printing and Related Support Activities	PERMITTED	PERMITTED	PERMITTED
28	Chemicals and allied products	325	Chemical Manufacturing	PROHIBITED	LIMITED	LIMITED
30	Rubber and miscellaneous products	326	Plastics and Rubber Products Manufacturing	LIMITED	PERMITTED	PERMITTED
32	Stone, clay, glass, and concrete products	327	Nonmetallic Mineral Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
34	Fabricated metal products, except machinery and transportation equipment	332	Fabricated Metal Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
357	Computer and Office Equipment	334	Computer and Electronic Product Manufacturing	LIMITED	PERMITTED	PERMITTED
36	Electronic and other electrical equipment and components, except computer equipment	335	Electrical Equipment, Appliance, and Component Manufacturing	LIMITED	PERMITTED	PERMITTED
38	Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods, watches and clocks	339	Miscellaneous Manufacturing	LIMITED	PERMITTED	PERMITTED
39	Miscellaneous manufacturing industries					

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
42	motor freight transportation and warehousing	484	Truck Transportation	PERMITTED	PERMITTED	PERMITTED
45	Transportation by air	481	Air Transportation	PERMITTED	PERMITTED	PERMITTED
4729	Arrangement of Passenger Transportation, NEC (arrangement of carpools and vanpools)"	4889	Other Support Activities for Transportation	PERMITTED	PERMITTED	PERMITTED
4783	Packing and Crating					
48	Communications	51	Information			
49	Electric, gas, and sanitary services	22	Utilities	LIMITED	LIMITED	PERMITTED
50	Wholesale Trade - durable goods	42	Wholesale Trade	PERMITTED	PERMITTED	PERMITTED
51	Wholesale Trade - nondurable goods					
5261	Retail Nurseries, lawn and garden supply stores	444	Building Material and Garden Equipment and Supplies	PERMITTED	PERMITTED	PERMITTED
531	Department Stores	452	General Merchandise Stores	PROHIBITED	PERMITTED	PERMITTED
533	Variety stores					
539	Miscellaneous general merchandise stores					
57	Home Furniture, Furnishings, and Equipment Stores	442	Furniture and Home Furnishings Stores	PERMITTED	PERMITTED	PERMITTED
		443	Electronics, and Appliance Stores	PERMITTED	PERMITTED	PERMITTED
5812	Eating Places	722	Restaurants	LIMITED	PERMITTED	PERMITTED
60	Depository Institutions	52	Finance and Insurance	PERMITTED	PERMITTED	PERMITTED
61	Nondepository Institutions					
62	Security and commodity brokers dealers, and exchanges					
63	Insurance carriers					
64	Insurance agents, brokers, and service					
65	Real Estate	53	Real Estate and Rental and Leasing	LIMITED	PERMITTED	PERMITTED
67	Holding and other investment offices	55	Management of Companies and Enterprises	LIMITED	PERMITTED	PERMITTED
72	Personal services	812	Personal and Laundry Services	LIMITED	PERMITTED	PERMITTED
73	Business Services	561	Administrative and Support Services	LIMITED	PERMITTED	PERMITTED
76	Miscellaneous repair services	811	Repair and Maintenance	PERMITTED	PERMITTED	PERMITTED
791	Dance Studios, Schools and Halls	6116	Other Schools and Instruction	PROHIBITED	LIMITED	PERMITTED

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
7991	Physical Fitness Facilities	71394	Fitness and Recreational Sport Centers	LIMITED	LIMITED	PERMITTED
7997	Membership Sports and Recreation Clubs	71399	All other Amusement and Recreation Industry	LIMITED	LIMITED	PERMITTED
801	Offices and Clinics of Doctors of Medicine	621	Ambulatory Health Care Services	PROHIBITED	PERMITTED	PERMITTED
802	Offices and Clinics of Dentist					
803	Offices and Clinics of Doctors of Osteopathy					
804	Offices and Clinics of Other Health Practitioners					
809	Miscellaneous Health and Allied Services, Not Elsewhere					
82	Educational Services	61	Educational Services			
83	Social Services	623	Nursing and Residential Care Facilities	PROHIBITED	PROHIBITED	LIMITED
		624	Social Assistance	PROHIBITED	LIMITED	PERMITTED
841	Museums and Art Galleries	712	Museums, Historical Sites, and Similar Institutions	PROHIBITED	PERMITTED	PERMITTED
861	Business Associations	8139	Business, Professional, Labor, and Similar Organizations	PROHIBITED	LIMITED	PERMITTED
865	Political Organizations					
869	Membership Organizations, Not Elsewhere Classified					
866	Religious Organizations	8131	Religious Organizations	PROHIBITED	LIMITED	LIMITED
87	Engineering, accounting, research, management, and related services	54	Professional, Scientific, and Technical Services	LIMITED	PERMITTED	PERMITTED
81	Legal Services					
91	Executive, legislative, and general government, except finance	92	Public Administration	LIMITED	PERMITTED	PERMITTED
92	Justice, public order, and safety					
93	Public finance, taxation, and monetary policy					
94	Administration of human resource programs					
95	Administration of environmental quality and housing					
96	Administration of economic programs					
97	National Security and International affairs					

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: 2012 Budget Amendments

FOR AGENDA OF: July 26, 2012

ATTACHMENTS:

Attachment 1 - Draft Ordinance No. 12-105

Attachment 2 – Appendix A

Attachment 3 – 2012 Budget Amendments

DEPT. OF ORIGIN: Finance

DATE SUBMITTED: July 16, 2012

CLEARANCES:

☒ Finance pl

☒ Legal SG

☐ Marina N/A

☐ Parks, Recreation & Senior Services N/A

☐ Planning, Building & Public Works N/A

☐ Police N/A

☐ Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: AT

Purpose and Recommendation

The purpose of this agenda item is to seek City Council approval to amend the 2012 adopted budget to authorize appropriations as described in Attachment 3.

Suggested Motion:

1. "I move to pass Draft Ordinance No. 12-105, relating to municipal finance, amending the 2012 budget adopted in Ordinance No. 1529 to a second reading for enactment on August 30, 2012."

Background

The 2012 budget was adopted by Ordinance No. 1529. Budget amendments are required only when the appropriation level in a fund is being changed. Staff recommends a budget amendment when the source for a proposed expenditure is from a fund's ending fund balance.

Discussion

The budget amendments as listed in Attachment 3 reflect decisions that require additional revenues and appropriations. The table below summarizes the final 2012 amended budget.

All Funds:	Adopted Budget	Amendments	Amended Budget
Beginning Fund Balance	\$ 9,644,521	\$ 632,194	\$ 10,276,715
Revenues	42,286,105	5,618,202	47,904,307
Expenditures	43,822,801	6,582,062	50,404,863
Ending Fund Balance	\$ 8,107,825	\$ (331,666)	\$ 7,776,159

Recommendation

Staff recommends that the City Council approve Draft Ordinance No. 12-105. Budget amendments are required only when the appropriation level in a fund is being changed. Per RCW 35A.33.120, adoption of a budget amendment ordinance requires an affirmative vote of one more than the majority of all members of the City Council (5 votes): 1) if an emergency is declared and the City Council approved expenditures incident to the emergency event, and 2) if appropriations are being decreased in any fund.

**FINANCE DIRECTOR'S FIRST DRAFT 07/12/12
DRAFT ORDINANCE NO. 12-105**

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON relating to municipal finance, amending Ordinance No. 1529 (uncodified) (Budget 2012), and authorizing certain expenditures in the amounts specified in this ordinance.

WHEREAS, the City Council finds that current revenue and expenditure reports for the City differ from forecasts used to create the 2012 budget, enacted by Ordinance No. 1529, and further finds that such differences justify certain adjustments regarding obligations incurred and expenditures of proceeds for fiscal year 2012, all as described as follows:

Fund	Description	Expenditure Adjustments	Revenue Adjustments
001-General Fund	Decrease Beginning Fund Balance - Adjust to Actual	\$ -	\$ (452,007)
001-General Fund	Reduce one-time Sales Tax-New Construction for delay of Artemis Hotel		(130,259)
001-General Fund	Eliminate one-time B&O Taxes for delay of Artemis Hotel		(41,883)
001-General Fund	Eliminate one-time Building Permits For delay in projects		(579,349)
001-General Fund	Carry forward Artemis Hotel Land Clearing Permit Revenue		7,701
001-General Fund	Revise DMCBP Land Clearing Permit Revenue		52,200
001-General Fund	Revise Bureau Justice Assistance for bullet proof vests to award balance		1,680
001-General Fund	Carry forward EAP SAAP Grant for WD #54 Downtown Wtr System Imprv		121,312
001-General Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		4,539
001-General Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		757
001-General Fund	Add Revenues for WA Traffic Safety Commission donation of E-Ticketing equipment		8,820
001-General Fund	Reduce City Assistance Revenues based on State revisions		(23,326)
001-General Fund	Reduce Liquor Board Excise Taxes due to State Legislation		(75,327)
001-General Fund	Revise Liquor Board Profits due to I-1183		53,424
001-General Fund	Eliminate Liquor License Fees (included with Liquor Board Profits)		(123,800)
001-General Fund	Increase COPS Hiring Program Grant due to award extension		87,300
001-General Fund	Carry forward HEAL Grant Program Revenues		31,257
001-General Fund	Increase One-time Engineering Plan Review Fees per Dev Svcs revised projections		163,674
001-General Fund	Increase Base Zoning Fees per Dev Services revised projections		11,320
001-General Fund	Increase one-time Zoning Fees DMCBP per Dev Services revised projections		31,048
001-General Fund	Increase one-time Plan Check Fees per Dev Services revised projections		390,835
001-General Fund	Increase Fines & Forfeits revenues due to increased traffic enforcement		40,000
001-General Fund	Increase Automated Speed Enforcement Revenues for Midway Elem		90,110
001-General Fund	Add Revenues for State Justice Institute Award-Court staffing analysis		36,000
001-General Fund	Add Revenues for NRPA Grant for Summer Lunch Program		30,000
001-General Fund	Increase transfer from Levy Lld Lift Fund		8,960
001-General Fund	Add appropriations for Court staffing analysis	40,000	
001-General Fund	Increase appropriations for medical provider administration fees	53,625	
001-General Fund	Carry forward Highline CC Associated Students sponsorship	6,000	
001-General Fund	Add appropriations for fair value of donated E-Ticketing equipment	8,820	
001-General Fund	Add appropriations for Automated Speed Enforcement Program-Midway Elem	28,500	
001-General Fund	Increase appropriations for SCORE misdemeanor maintenance	229,412	
001-General Fund	Carry forward WD #54 Downtown Water System Imprv	121,312	
001-General Fund	Carry forward HEAL Grant Program expenditures	23,755	
001-General Fund	Carry forward HEAL Grant Program expenditures	4,107	
001-General Fund	Carry forward HEAL Grant Program expenditures	700	
001-General Fund	Carry forward HEAL Grant Program expenditures	250	
001-General Fund	Carry forward HEAL Grant Program expenditures	2,493	
001-General Fund	Add appropriations for Sonju irrigation extension paid for by plot fees	400	
001-General Fund	Add appropriations for park buildings flood insurance	5,312	
001-General Fund	Add appropriations for Summer Lunch Program	30,000	
001-General Fund	Add appropriations for transfer-out to Self-insurance Fund increasing Ending Fund Bal	20,000	
001-General Fund	Add appropriations for transfer-out to Trans C/P Fund - ASE Program-Midway Elem	61,500	
001-General Fund	Decrease Ending Fund Balance	(891,200)	
101-Street Fund	Increase Beginning Fund Balance - Adjust to Actual		64,810
101-Street Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		8,135
101-Street Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		1,356
101-Street Fund	Increase Ending Fund Balance	74,301	
107-Drug Seizure Fund	Adjust Beginning and Ending Fund Balances to Actual	(91)	(91)
109-Transportation Impact Fee Fund	Adjust Beginning and Ending Fund Balances to Actual	53	53
111-Hotel-Motel Tax Fund	Adjust Beginning and Ending Fund Balances to Actual	280	280

DRAFT Ordinance No. 12-105

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Fund	Description	Expenditure Adjustments	Revenue Adjustments
112-Police Services Restoration Fund	Decrease Beginning Fund Balance - Adjust to Actual		(1,040)
112-Police Services Restoration Fund	Add Auto Theft Grant Revenues for substation costs/equipment		19,700
112-Police Services Restoration Fund	Add appropriations for Auto Task Force Grant funded equipment		19,700
112-Police Services Restoration Fund	Increase transfers to General Fund	8,960	
211-1995 GO Bond Fund	Decrease Beginning Fund Balance - Adjust to Actual		(193)
211-1995 GO Bond Fund	Increase appropriations for transfer-out to Facility Repair & Repl Fund	(193)	
212-10 Fund	Adjust Beginning and Ending Fund Balances to Actual	(4,824)	(4,824)
219-2008 GO & Refunding Bond Fund	Adjust Beginning and Ending Fund Balances to Actual	5	5
220-Miscellaneous Debt Service	Reduce transfers from Transportation CIP Fund for RWITL Loan Gateway		(238,970)
220-Miscellaneous Debt Service	Reduce RWITL Loan Principal - Gateway Project for loan term extension	(238,970)	
220-Miscellaneous Debt Service	Increase RWITL Loan Interest - Gateway Project for loan term extension		
310-Municipal Capital Improvements Fund	Decrease Beginning Fund Balance - Adjust to Actual		(2,434)
310-Municipal Capital Improvements Fund	Carry forward federal grant funds for DM Creek Trail		54,334
310-Municipal Capital Improvements Fund	Carry Forward FEMA grant funds for Beach Park Mudslide		17,512
310-Municipal Capital Improvements Fund	Carry forward State Erg Mgt funds for Beach Park Mudslide		2,919
310-Municipal Capital Improvements Fund	Carry Forward WA ST Heritage grant funds for Dining Hall		246,856
310-Municipal Capital Improvements Fund	Carry forward WA ST Heritage grant funds for Grandstand/Field House Imprv		74,335
310-Municipal Capital Improvements Fund	Carry Forward contributions from DMLF for Grandstand		2,500
310-Municipal Capital Improvements Fund	Remove Cherry St. Builders Damages		(20,000)
310-Municipal Capital Improvements Fund	Carry Forward Utility Rebates/Citywide Energy Imprv		23,000
310-Municipal Capital Improvements Fund	Carry forward appropriations for Auditorium	49,610	
310-Municipal Capital Improvements Fund	Add appropriations for Dining Hall Decking & Fencing	46,523	
310-Municipal Capital Improvements Fund	Carry forward appropriations for Beach Park mudslide	11,763	
310-Municipal Capital Improvements Fund	Carry forward appropriations for Citywide Energy Savings project	27,016	
310-Municipal Capital Improvements Fund	Carry forward appropriations for Field House Restrooms project	7,782	
310-Municipal Capital Improvements Fund	Add appropriations for Field House Restrooms project	12,180	
310-Municipal Capital Improvements Fund	Carry forward appropriations for DM Creek Trail	11,510	
310-Municipal Capital Improvements Fund	Increase Ending Fund Balance	232,638	
319-Transportation Capital Improvement Fund	Increase Beginning Fund Balance - Adjust to Actual		513,240
319-Transportation Capital Improvement Fund	Carry forward CDE Grant funds for S-216th St Imprv		48,800
319-Transportation Capital Improvement Fund	Reduce FHWY 99 BRAC funds for North Wm Bridge Seismic Retrof		(35,292)
319-Transportation Capital Improvement Fund	Reduce FHWY 99 BRAC funds for North Wm Bridge Footing Repairs		(22,016)
319-Transportation Capital Improvement Fund	Remove Mail Revenue from Traffic Safety Program		(250,000)
319-Transportation Capital Improvement Fund	Add Mail Revenue for Citywide Arterial Street Improvements		250,000
319-Transportation Capital Improvement Fund	Carry forward WSPOT traffic posters		30,000
319-Transportation Capital Improvement Fund	Add revenues for purchase of SR 508 ROW - Barnes Creek Trail		1,360,000
319-Transportation Capital Improvement Fund	Add revenues for purchase of ROW S-216th St Imprv/Seg 2		816,000
319-Transportation Capital Improvement Fund	Carry forward FSE revenues for North Wm Bridge Seismic Retrof		21,000
319-Transportation Capital Improvement Fund	Carry forward Quest/Century Link reimbursement for S-216th St Imprv - Seg 4		27,343
319-Transportation Capital Improvement Fund	Carry forward FSE revenues for 24th Ave S Imprv		8,820
319-Transportation Capital Improvement Fund	Correct revenues for transfer of King Co Parks Levy Funds (Barnes Creek Trail)		(20,000)
319-Transportation Capital Improvement Fund	Increase transfers from General Fund for ASE Program Midway Elementary		61,500
319-Transportation Capital Improvement Fund	Carry forward appropriations for 24th Ave S Imprv Engineering	(232,716)	
319-Transportation Capital Improvement Fund	Carry forward appropriations for S-216th St Imprv Seg 1a	34,588	
319-Transportation Capital Improvement Fund	Carry forward appropriations for S-216th St Imprv Seg 2	942,271	
319-Transportation Capital Improvement Fund	Carry forward appropriations for S-216th St Imprv Seg 4	16,485	
319-Transportation Capital Improvement Fund	Add appropriations for S-216th St Imprv Seg 4	208,887	
319-Transportation Capital Improvement Fund	Carry forward appropriations for Barnes Creek Trail/SR 508 ROW	1,436,843	
319-Transportation Capital Improvement Fund	Carry forward appropriations for Intelligent Transportation System	31,000	
319-Transportation Capital Improvement Fund	Add appropriations for Traffic Safety Program	61,500	
319-Transportation Capital Improvement Fund	Remove appropriations for Traffic Safety Program (H&LP)	(250,000)	
319-Transportation Capital Improvement Fund	Add appropriations for Citywide Arterial Street Improvements	250,000	
319-Transportation Capital Improvement Fund	Reduce appropriations for transfers of funds for RWITL Loan payment Gateway	(238,970)	
319-Transportation Capital Improvement Fund	Increase Ending Fund Balance	85,075	

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Fund	Description	Expenditure Adjustments	Revenue Adjustments
401-Marina Revenue Fund	Decrease Beginning Fund Balance - Adjust to Actual		(3,995)
401-Marina Revenue Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		679
401-Marina Revenue Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		113
401-Marina Revenue Fund	Add 2012 Advance Refunding Bond Proceeds		2,810,000
401-Marina Revenue Fund	Add 2012 Advance Refunding Bonds Premium on Bonds Sold		177,154
401-Marina Revenue Fund	Add appropriations for Market Analysis	49,220	
401-Marina Revenue Fund	Add appropriations for 2012 Adv Ref Bond Issue Principal Payment	265,000	
401-Marina Revenue Fund	Add appropriations for 2012 Adv Ref Bond Issue Interest Payment	54,020	
401-Marina Revenue Fund	Add appropriations for 2012 Adv Ref Bond Issuance costs	48,413	
401-Marina Revenue Fund	Add appropriations for Harbor Management Software	4,271	
401-Marina Revenue Fund	Reduce appropriations for tsf-out to Marina Depr & Impr Fd 404 for 2002 bonds debt Svc	(329,613)	
401-Marina Revenue Fund	Add appropriations for power pedestals	4,918	
401-Marina Revenue Fund	Add appropriations for payment to Bond Refunding Escrow	2,917,118	
401-Marina Revenue Fund	Decrease Ending Fund Balance	(29,396)	
403-Marina Repair & Replacement Fund	Adjust Beginning and Ending Fund Balances to Actual	6,156	6,156
404-Marina Depreciation & Improvement Fund	Increase Beginning Fund Balance - Adjust to Actual		1
404-Marina Depreciation & Improvement Fund	Reduce transfer from Marina Fund for 2002 bonds debt service		(329,613)
404-Marina Depreciation & Improvement Fund	Remove Principal Payment due on 2002 bond issue refunded with 2012 bond issue	(205,000)	
404-Marina Depreciation & Improvement Fund	Remove Interest Payment due on 2002 bond issue refunded with 2012 bond issue	(124,595)	
404-Marina Depreciation & Improvement Fund	Reduce appropriations for fiscal agent fees	(18)	
404-Marina Depreciation & Improvement Fund	Transfer fund balance to Marina Depr & Impr Fund 406	4,065	
404-Marina Depreciation & Improvement Fund	Decrease Ending Fund Balance	(4,064)	
406-Marina Depr & Impr Fund - 2008	Increase Beginning Fund Balance - Adjust to Actual		49,015
406-Marina Depr & Impr Fund - 2008	Transfer in from Marina Depr & Impr Fund 404		4,065
406-Marina Depr & Impr Fund - 2008	Increase Ending Fund Balance	53,080	
450-Surface Water Mgt Operations Fund	Increase Beginning Fund Balance - Adjust to Actual		101,516
450-Surface Water Mgt Operations Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		5,797
450-Surface Water Mgt Operations Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		966
450-Surface Water Mgt Operations Fund	Add Ecology NPDES Grant Amendment		50,000
450-Surface Water Mgt Operations Fund	Add appropriations for SWM Rate Study	46,000	
450-Surface Water Mgt Operations Fund	Add appropriations for new maintenance truck	46,754	
450-Surface Water Mgt Operations Fund	Add appropriations for Cityworks	56,264	
450-Surface Water Mgt Operations Fund	Increase Ending Fund Balance	9,261	
451-Surface Water Mgt Capital Fund	Increase Beginning Fund Balance - Adjust to Actual		148,133
451-Surface Water Mgt Capital Fund	Add revenues from Redondo Heights Condo Association		118,800
451-Surface Water Mgt Capital Fund	Add appropriations for Redondo Heights Culvert Repl	90,000	
451-Surface Water Mgt Capital Fund	Increase Ending Fund Balance	178,933	
500-Equipment Rental Operations Fund	Increase Beginning Fund Balance - Adjust to Actual		12,133
500-Equipment Rental Operations Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		1,867
500-Equipment Rental Operations Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		311
500-Equipment Rental Operations Fund	Add revenues from transfer-in from Eqp Repl Fund Flush Truck Reserves		24,000
500-Equipment Rental Operations Fund	Add appropriations for Flush Truck repairs	24,000	
500-Equipment Rental Operations Fund	Increase Ending Fund Balance	14,311	
501-Equipment Rental Replacement Fund	Increase Beginning Fund Balance - Adjust to Actual		25,466
501-Equipment Rental Replacement Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		32,399
501-Equipment Rental Replacement Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		5,400
501-Equipment Rental Replacement Fund	Add appropriations for new P-24 Dump Truck	10,918	
501-Equipment Rental Replacement Fund	Add appropriations for John Deere Tractor to replace 1993 John Deere tractor	6,500	
501-Equipment Rental Replacement Fund	Carry forward 2011 replacement vehicle Eqp Rental - 350	19,686	
501-Equipment Rental Replacement Fund	Add appropriations for used Ecoviva Van for the Marina	7,611	
501-Equipment Rental Replacement Fund	Add appropriations for transfer out to Eqp Rental Ops Fund Flush Truck	24,000	
501-Equipment Rental Replacement Fund	Increase Ending Fund Balance	4,570	

Fund	Description	Expenditure Adjustments	Revenue Adjustments
506-Facility Repair & Replacement Fund	Increase Beginning Fund Balance - Adjust to Actual		3,983
506-Facility Repair & Replacement Fund	Remove appropriations Field House Exterior Paint	(40,000)	
506-Facility Repair & Replacement Fund	Remove appropriations Activity Center Interior Paint	(7,500)	
506-Facility Repair & Replacement Fund	Add appropriations for Police Building Exterior Paint	7,000	
506-Facility Repair & Replacement Fund	Add appropriations for Auditorium re-roof	68,000	
506-Facility Repair & Replacement Fund	Add appropriations for City Hall Walkway Canopy Repair	4,753	
506-Facility Repair & Replacement Fund	Remove appropriations for Engr Building Side Sewer Line	(18,000)	
506-Facility Repair & Replacement Fund	Revise appropriations for Founder's Lodge Improvements	(2,500)	
506-Facility Repair & Replacement Fund	Decrease Ending Fund Balance	(7,770)	
510-Computer Equipment Operations Fund	Increase Beginning Fund Balance - Adjust to Actual		33,783
510-Computer Equipment Operations Fund	Add transfer in from Computer Equip Repl Fund for City Website annual mtc		11,439
510-Computer Equipment Operations Fund	Add appropriations for City Website annual maintenance		11,439
510-Computer Equipment Operations Fund	Increase Ending Fund Balance		33,783
511-Computer Equipment Replacement Fund	Increase Beginning Fund Balance - Adjust to Actual		82,055
511-Computer Equipment Replacement Fund	Carry forward appropriations for City Website Upgrade	26,175	
511-Computer Equipment Replacement Fund	Carry forward appropriations for City Website Upgrade - Tsf for annual mtc	11,439	
511-Computer Equipment Replacement Fund	Increase Ending Fund Balance	44,441	
520-Self Insurance Fund	Increase Beginning Fund Balance - Adjust to Actual		21,280
520-Self Insurance Fund	Add transfer in from General Fund to increase ending fund balance		20,000
520-Self Insurance Fund	Add appropriations for settlement of Foster Case Mediator		1,827
520-Self Insurance Fund	Add appropriations for settlement of Foster Case		75,000
520-Self Insurance Fund	Add appropriations for settlement of Chad Force FDR Case		28,530
520-Self Insurance Fund	Decrease Ending Fund Balance		(64,077)
530-Unemployment Insurance Fund	Adjust Beginning and Ending Fund Balances to Actual	34,869	34,869
TOTAL ADJUSTMENTS		\$ 6,250,396	\$ 6,250,396

WHEREAS, the City Council finds that the 2012 budget amendments to the City's budget are in the public interest; now therefore,

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

Sec. 1. Findings. Each and every of the findings expressed in the recitals to this ordinance are hereby adopted and incorporated by reference.

Sec. 2. Amendment to 2012 Budget. Exhibit "A" of Ordinance No. 1529 (uncodified) (2012 Budget) is amended by Appendix "A" attached to this Ordinance and incorporated herein by this reference as though fully set out.

Sec. 3. Ratification and Confirmation. All acts taken by City officers and staff prior to the enactment of this ordinance that are consistent with and in furtherance of the purpose or intent of this ordinance are hereby ratified and confirmed by the City Council.

Sec. 4. 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 or 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 deems control.

Sec 5. Effective date. This ordinance shall take effect and be in full force five (5) days after its passage, approval and publication according to law.

PASSED BY the City Council of the City of Des Moines this ____ day of ____, 2012 and signed in authentication thereof this ____ day of ____, 2012.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: ____, 2012

CITY OF DES MOINES
DRAFT ORDINANCE NO. 12-105
APPENDIX A 2012 BUDGET

FINAL	Expenditure	Ending Fund Balance	Total	Revenue	Beginning Fund Balance	Total
ANNUAL APPROPRIATION FUNDS:						
001 General Fund	16,430,568	1,186,797	17,617,365	16,627,994	989,371	17,617,365
101 Street Fund	1,054,697	240,692	1,295,389	1,060,573	234,816	1,295,389
107 Police Drug Seizure Fund	15,000	15,835	30,835	15,026	15,809	30,835
111 Hotel/Motel Tax Fund	16,347	4,407	20,754	16,032	4,722	20,754
112 Police Services Restoration Fund	1,251,639	-	1,251,639	908,500	343,139	1,251,639
211 1995 GO Bond - Police Facility	33,777	-	33,777	535	33,242	33,777
212 LID Fund	4,066	749	4,815	4,815	-	4,815
219 2008 GO & Ref Bond - Trans Capital Imprv	327,913	21,219	349,132	327,940	21,192	349,132
220 Debt Service Fund	88,471	2	88,473	88,471	2	88,473
401 Marina Revenue Fund	7,307,059	1,239,077	8,546,136	7,088,376	1,457,760	8,546,136
403 Marina Repair and Replacement	20,000	327,424	347,424	1,873	345,551	347,424
450 Surface Water Operations Fund	2,962,327	894,556	3,856,883	2,565,460	1,291,423	3,856,883
500 Equip Rental Operations	549,761	133,763	683,524	530,996	152,528	683,524
501 Equip Rental Replacement	180,195	1,340,875	1,521,070	118,199	1,402,871	1,521,070
506 Facility Repair and Replacement Fund	117,253	45,175	162,428	109,927	52,501	162,428
510 Computer Equipment Operations Fund	530,851	67,097	597,948	484,843	113,105	597,948
511 Computer Equipment Capital Fund	225,414	212,796	438,210	93,514	344,696	438,210
520 Self Insurance Fund	745,295	24,774	770,069	606,339	163,730	770,069
530 Unemployment Insurance Fund	100,000	146,257	246,257	55,843	190,414	246,257
SUB-TOTAL	31,960,633	5,901,495	37,862,128	30,705,256	7,156,872	37,862,128

CONTINUING APPROPRIATION FUNDS (MEMO ONLY):

109 Transportation Impact Fee Fund	391,317	8,805	400,122	66,854	333,268	400,122
310 Municipal Capital Improvements	938,884	302,735	1,241,619	997,856	243,763	1,241,619
319 Transportation Capital Imprv Fund, 2008B	15,370,673	447,754	15,818,427	14,595,467	1,222,960	15,818,427
404 Marina Depreciation & Improvement	4,367	-	4,367	307	4,060	4,367
406 Marina Depreciation & Improvement, 2008A	805,889	92,425	898,314	611,096	287,218	898,314
451 Surface Water Capital Fund	933,100	1,022,945	1,956,045	927,471	1,028,574	1,956,045
SUB-TOTAL	18,444,230	1,874,664	20,318,894	17,199,051	3,119,843	20,318,894
TOTAL	50,404,863	7,776,159	58,181,022	47,904,307	10,276,715	58,181,022

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Draft Ord 12-105	2012	
		Adopted Budget	Budget	Amended
Fund 001 General Fund:	Account No.	Budget	Amendments	Budget
Beginning Fund Balance		001.000.000.308.70.00.00	\$ 1,441,378	\$ (452,007) \$ 989,371
Revenues		13,829,533	-	13,829,533
Revenue Budget Amendments:				
Reduce one-time Sales Tax-New Construction for delay of Artemis Hotel	001.000.000.313.00.10.00	176,222	(130,259)	45,963
Eliminate one-time B&O Taxes for delay of Artemis Hotel	001.000.000.316.10.00.01	41,883	(41,883)	
Eliminate one-time Building Permits For delay in projects	001.000.000.322.10.10.00	579,349	(579,349)	
Carry forward Artemis Hotel Land Clearing Permit Revenue	001.000.000.322.90.02.01	-	7,701	7,701
Revise DMCBP Land Clearing Permit Revenue	001.000.000.322.90.02.01	31,336	52,200	83,536
Revise Bureau Justice Assistance for bullet proof vests to award balance	001.000.000.331.16.60.70	3,000	1,680	4,680
Carry forward EAP SAAP Grant for WD #54 Downtown Wtr System Imprv	001.000.000.331.66.60.50	-	121,312	121,312
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	001.000.000.333.97.03.63	-	4,539	4,539
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	001.000.000.334.01.80.07	-	757	757
Add Revenues for WA Traffic Safety Commission donation of E-Ticketing equipment	001.000.000.334.03.50.00	5,673	8,820	14,493
Reduce City Assistance Revenues based on State revisions	001.000.000.336.00.98.00	69,811	(23,326)	46,485
Reduce Liquor Board Excise Taxes due to State Legislation	001.000.000.336.06.94.00	148,697	(75,327)	73,370
Revise Liquor Board Profits due to I-1183	001.000.000.336.06.95.00	183,719	53,424	237,143
Eliminate Liquor License Fees (Included with Liquor Board Profits)	001.000.000.336.06.96.00	123,800	(123,800)	-
Increase COPS Hiring Program Grant due to award extension	001.000.000.339.16.71.00	87,300	87,300	174,600
Carry forward HEAL Grant Program Revenues	001.000.000.339.47.25.00	31,346	31,257	62,603
Increase One-time Engineering Plan Review Fees per Dev Svcs revised projections	001.000.000.343.20.03.01	31,562	163,674	195,236
Increase Base Zoning Fees per Dev Services revised projections	001.000.000.345.81.01.00	118,668	11,320	129,988
Increase one-time Zoning Fees DMCBP per Dev Services revised projections	001.000.000.345.81.01.01	77,680	31,048	108,728
Increase one-time Plan Check Fees per Dev Services revised projections	001.000.000.345.83.00.03	127,139	390,835	517,974
Increase Fines & Forfeits revenues due to increased traffic enforcement	001.000.000.350.00.00.00	240,000	40,000	280,000
Increase Automated Speed Enforcement Revenues for Midway Elem	001.000.000.354.00.02.00	440,890	90,110	531,000
Add Revenues for State Justice Institute Award-Court staffing analysis	001.000.000.367.11.06.00	-	36,000	36,000
Add Revenues for NRPA Grant for Summer Lunch Program	001.640.000.367.11.07.00	-	30,000	30,000
Increase transfer from Levy Lid Lift Fund	001.680.000.397.00.13.00	83,393	8,960	92,353
Total Revenues		16,431,001	196,993	16,627,994
Total Revenues & Beginning Fund Balance		\$ 17,872,379	\$ (255,014)	\$ 17,617,365
Expenditures		\$ 15,066,318	\$ -	\$ 15,066,318
Expenditure Budget Amendments:				
Add appropriations for Court staffing analysis	001.120.022.512.50.41.00	-	40,000	40,000
Increase appropriations for medical provider administration fees	001.230.000.516.10.41.00	22,765	53,625	76,390
Carry forward Highline CC Associated Students sponsorship	001.310.045.573.20.49.16	-	6,000	6,000
Add appropriations for fair value of donated E-Ticketing equipment	001.380.004.521.70.35.00	-	8,820	8,820
Add appropriations for Automated Speed Enforcement Program-Midway Elem	001.385.030.521.70.41.00	93,000	28,500	121,500
Increase appropriations for SCORE misdemeanor maintenance	001.400.010.523.60.51.44	275,000	229,412	504,412
Carry forward WD #54 Downtown Water System Imprv	001.485.034.598.97.52.00	-	121,312	121,312
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.10.00	22,235	23,755	45,990
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.20.00	5,367	4,107	9,474
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.31.00	300	700	1,000
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.42.00	150	250	400
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.49.00	1,507	2,493	4,000
Add appropriations for Sonju irrigation extension paid for by plot fees	001.635.045.576.81.31.03	7,740	400	8,140
Add appropriations for park buildings flood insurance	001.635.045.576.81.46.00	-	5,312	5,312
Add appropriations for Summer Lunch Program	001.640.045.574.20.41.44	-	30,000	30,000
Add appropriations for transfer-out to Self-Insurance Fd-legal settlement	001.680.041.597.19.18.00	-	20,000	20,000
Add appropriations for transfer-out to Trans CIP Fund - ASE Program-Midway Elem	001.680.041.597.44.00.00	300,000	61,500	361,500
Total Expenditures		15,794,382	636,186	16,430,568
Ending Fund Balance	001.700.042.508.80.00.00	2,077,997	(891,200)	1,186,797
Total Expenditures & Ending Fund Balance		\$ 17,872,379	\$ (255,014)	\$ 17,617,365

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

Fund 101 Street Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	101.000.000.308.70.00.00	\$ 170,006	\$ 64,810	\$ 234,816
Revenues		1,051,082	-	1,051,082
Revenue Budget Amendments:				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	101.000.000.333.97.03.63	-	8,135	8,135
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	101.000.000.334.01.80.07	-	1,356	1,356
Total Revenues		1,051,082	9,491	1,060,573
Total Revenues & Beginning Fund Balance		\$ 1,221,088	\$ 74,301	\$ 1,295,389
Expenditures		\$ 1,054,697	\$ -	\$ 1,054,697
Total Expenditures		1,054,697	-	1,054,697
Ending Fund Balance	101.980.002.508.80.00.00	166,391	74,301	240,692
Total Expenditures & Ending Fund Balance		\$ 1,221,088	\$ 74,301	\$ 1,295,389

Fund 107 Drug Seizure Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	107.000.000.308.70.00.00	\$ 15,900	\$ (91)	\$ 15,809
Revenues		15,026	-	15,026
Total Revenues		15,026	-	15,026
Total Revenues & Beginning Fund Balance		\$ 30,926	\$ (91)	\$ 30,835
Expenditures		\$ 15,000	\$ -	\$ 15,000
Total Expenditures		\$ 15,000	\$ -	\$ 15,000
Ending Fund Balance	107.000.000.508.80.00.00	15,926	(91)	15,835
Total Expenditures & Ending Fund Balance		\$ 30,926	\$ (91)	\$ 30,835

Fund 111 Hotel/Motel Tax Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	111.000.000.308.70.00.00	\$ 4,442	\$ 280	\$ 4,722
Revenues		16,032	-	16,032
Total Revenues		16,032	-	16,032
Total Revenues & Beginning Fund Balance		\$ 20,474	\$ 280	\$ 20,754
Expenditures		\$ 16,347	\$ -	\$ 16,347
Total Expenditures		16,347	-	16,347
Ending Fund Balance	111.000.000.508.80.00.00	4,127	280	4,407
Total Expenditures & Ending Fund Balance		\$ 20,474	\$ 280	\$ 20,754

Fund 112 Police Services Restoration Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	112.000.000.308.70.00.00	\$ 344,179	\$ (1,040)	\$ 343,139
Revenues		888,800		888,800
Revenue Budget Amendments:				
Add Auto Theft Grant Revenues for equipment purchases	001.000.000.338.21.00.07	-	19,700	19,700
Total Revenues		888,800	19,700	908,500
Total Revenues & Beginning Fund Balance		\$ 1,232,979	\$ 18,660	\$ 1,251,639
Expenditures		\$ 1,149,586	\$ -	\$ 1,149,586
Expenditure Budget Amendments:				
Add appropriations for Auto Task Force Grant funded equipment	112.340.030.521.10.35.90	-	9,700	9,700
Decrease transfer to General Fund	112.360.030.597.21.00.00	83,393	8,960	92,353
Total Expenditures		1,232,979	18,660	1,251,639
Ending Fund Balance	112.000.000.508.80.00.00	-	-	-
Total Expenditures & Ending Fund Balance		\$ 1,232,979	\$ 18,660	\$ 1,251,639

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 211 1995 GO Fund:				
Beginning Fund Balance	211.000.000.308.70.00.00	\$ 33,435	\$ (193)	\$ 33,242
Revenues		535		535
Total Revenues		535	-	535
Total Revenues & Beginning Fund Balance		\$ 33,970	\$ (193)	\$ 33,777
Expenditures		\$ -	\$ -	\$ -
Expenditure Budget Amendments:				
Increase appropriations for transfer-out to Facility Repair & Repl Fund	211.000.011.597.21.00.01	33,970	(193)	33,777
Total Expenditures		33,970	(193)	33,777
Ending Fund Balance	211.000.011.508.80.00.00	-	-	-
Total Expenditures & Ending Fund Balance		\$ 33,970	\$ (193)	\$ 33,777

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 212 LID Fund:				
Beginning Fund Balance	212.000.000.308.70.00.00	\$ 4,824	\$ (4,824)	\$ -
Revenues		4,815	-	4,815
Total Revenues		4,815	-	4,815
Total Revenues & Beginning Fund Balance		\$ 9,639	\$ (4,824)	\$ 4,815
Expenditures		\$ 4,066	\$ -	\$ 4,066
Total Expenditures		4,066	-	4,066
Ending Fund Balance	212.000.000.508.80.00.00	5,573	(4,824)	749
Total Expenditures & Ending Fund Balance		\$ 9,639	\$ (4,824)	\$ 4,815

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 219 2008 GO & REF BOND-TRANS CAPITAL IMPRV:				
Beginning Fund Balance	219.000.000.308.70.00.00	\$ 21,187	\$ 5	\$ 21,192
Revenues		327,940	-	327,940
Total Revenues		327,940	-	327,940
Total Revenues & Beginning Fund Balance		\$ 349,127	\$ 5	\$ 349,132
Expenditures		\$ 327,913	\$ -	\$ 327,913
Total Expenditures		327,913	-	327,913
Ending Fund Balance	219.000.000.508.80.00.00	21,214	5	21,219
Total Expenditures & Ending Fund Balance		\$ 349,127	\$ 5	\$ 349,132

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 220 Misc Debt Fund:				
Beginning Fund Balance	220.000.000.308.70.00.00	\$ 2	\$ -	\$ 2
Revenues		53,899	-	53,899
Revenue Budget Amendments:				
Reduce transfer-in from Transportation CIP Fund for PWTF Loan-Gateway	220.104.000.397.00.00.00	273,542	(238,970)	34,572
Total Revenues		327,441	(238,970)	88,471
Total Revenues & Beginning Fund Balance		\$ 327,443	\$ (238,970)	\$ 88,473
Expenditures		\$ 53,899	\$ -	\$ 53,899
Expenditure Budget Amendments:				
Reduce PWTF Loan Principal - Gateway Project for loan term extension	220.104.000.591.42.78.00	270,834	(238,971)	31,863
Increase PWTF Loan Interest - Gateway Project for loan term extension	220.104.000.592.42.83.00	2,708	1	2,709
Total Expenditures		327,441	(238,970)	88,471
Ending Fund Balance	220.900.000.508.80.00.00	2	-	2
Total Expenditures & Ending Fund Balance		\$ 327,443	\$ (238,970)	\$ 88,473

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 401 Marina Revenue Fund:		Account No.		
Beginning Fund Balance	401.000.000.308.70.00.00	\$ 1,461,755	\$ (3,995)	\$ 1,457,760
Revenues		4,100,430	-	4,100,430
<u>Revenue Budget Amendments:</u>				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	401.000.000.333.97.03.63	-	679	679
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	401.000.000.334.01.80.07	-	113	113
Add 2012 Advance Refunding Bond Proceeds	401.000.000.382.10.00.00	-	2,810,000	2,810,000
Add 2012 Advance Refunding Bonds Premium on Bonds Sold	401.000.000.392.00.00.00	-	177,154	177,154
Total Revenues		4,100,430	2,987,946	7,088,376
Total Revenues & Beginning Fund Balance		\$ 5,562,185	\$ 2,983,951	\$ 8,546,136
Expenditures		\$ 3,938,797	\$ -	\$ 3,938,797
<u>Expenditure Budget Amendments:</u>				
Add appropriations for Market Analysis	401.100.000.575.71.41.00	25,000	49,220	74,220
Add appropriations for 2012 Adv Ref Bond Issue Principal Payment	401.100.000.592.79.71.04	-	265,000	265,000
Add appropriations for 2012 Adv Ref Bond Issue Interest Payment	401.100.000.592.79.83.04	-	54,020	54,020
Add appropriations for 2012 Adv Ref Bond issuance costs	401.100.000.592.89.84.00	-	48,413	48,413
Add appropriations for Harbor Management Software	401.100.000.594.75.64.00	-	4,271	4,271
Reduce appropriations for tsf-out to Marina Depr & Impr Fd 404 for 2002 bonds debt Svc	401.100.000.597.71.06.00	329,915	(329,613)	302
Add appropriations for power pedestals	401.300.000.594.75.64.00	-	4,918	4,918
Add appropriations for payment to Bond Refunding Escrow	401.100.000.599.89.71.00	-	2,917,118	2,917,118
Total Expenditures		4,293,712	3,013,347	7,307,059
Ending Fund Balance	401.350.000.508.80.00.00	1,268,473	(29,396)	1,239,077
Total Expenditures & Ending Fund Balance		\$ 5,562,185	\$ 2,983,951	\$ 8,546,136

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 403 Marina Repair & Replacement Fund:		Account No.		
Beginning Fund Balance	403.000.000.308.70.00.00	\$ 339,395	\$ 6,156	\$ 345,551
Revenues		1,873	-	1,873
Total Revenues		1,873	-	1,873
Total Revenues & Beginning Fund Balance		\$ 341,268	\$ 6,156	\$ 347,424
Expenditures		\$ 20,000	\$ -	\$ 20,000
Total Expenditures		20,000	-	20,000
Ending Fund Balance	403.000.015.508.80.00.00	321,268	6,156	327,424
Total Expenditures & Ending Fund Balance		\$ 341,268	\$ 6,156	\$ 347,424

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 450 Surface Water Management Operations Fund:		Account No.		
Beginning Fund Balance	450.000.000.308.70.00.00	\$ 1,189,907	\$ 101,516	\$ 1,291,423
Revenues		2,508,697	-	2,508,697
<u>Revenue Budget Amendments:</u>				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	450.000.000.333.97.03.63	-	5,797	5,797
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	450.000.000.334.01.80.07	-	966	966
Add Ecology NPDES Grant Amendment	450.000.000.334.03.10.01	-	50,000	50,000
Total Revenues		2,508,697	56,763	2,565,460
Total Revenues & Beginning Fund Balance		\$ 3,698,604	\$ 158,279	\$ 3,856,883
Expenditures		\$ 2,701,859	\$ -	\$ 2,701,859
<u>Expenditure Budget Amendments:</u>				
Add appropriations for SWM Rate Study	450.100.000.538.31.41.00	103,200	46,000	149,200
Add appropriations for new maintenance truck	450.200.000.594.35.64.00	-	46,754	46,754
Add appropriations for Cityworks	450.400.000.594.38.64.00	8,250	56,264	64,514
Total Expenditures		2,813,309	149,018	2,962,327
Ending Fund Balance	450.000.000.508.80.00.00	885,295	9,261	894,556
Total Expenditures & Ending Fund Balance		\$ 3,698,604	\$ 158,279	\$ 3,856,883

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund: 500 Equipment Rental Operations Fund				
Account No.				
Beginning Fund Balance	500.000.000.308.70.00.00	\$ 140,395	\$ 12,133	\$ 152,528
Revenues		504,818	-	504,818
Revenue Budget Amendments:				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	500.000.000.333.97.03.63	-	1,867	1,867
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	500.000.000.334.01.80.07	-	311	311
Add revenues from transfer-in from Eqp Repl Fund Flush Truck Reserves	500.000.000.397.48.00.00	-	24,000	24,000
Total Revenues		504,818	26,178	530,996
Total Revenues & Beginning Fund Balance		\$ 645,213	\$ 38,311	\$ 683,524
Expenditures		\$ 520,761	\$ -	\$ 520,761
Expenditure Budget Amendments:				
Add appropriations for Flush Truck repairs	500.000.052.548.60.48.21	5,000	24,000	29,000
Total Expenditures		525,761	24,000	549,761
Ending Fund Balance	500.000.052.508.80.00.00	119,452	14,311	133,763
Total Expenditures & Ending Fund Balance		\$ 645,213	\$ 38,311	\$ 683,524

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund: 501 Equipment Rental Replacement Fund				
Account No.				
Beginning Fund Balance	501.000.000.308.70.00.00	\$ 1,377,405	\$ 25,466	\$ 1,402,871
Revenues		80,400	-	80,400
Revenue Budget Amendments:				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	501.000.000.333.97.03.63	-	32,399	32,399
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	501.000.000.334.01.80.07	-	5,400	5,400
Total Revenues		80,400	37,799	118,199
Total Revenues & Beginning Fund Balance		\$ 1,457,805	\$ 63,265	\$ 1,521,070
Expenditures		\$ 71,500	\$ -	\$ 71,500
Expenditure Budget Amendments:				
Add appropriations for new P-241 Dump Truck	501.000.000.594.28.64.00	-	10,918	10,918
Add appropriations for John Deere Tractor to replace 1998 Kubota Tractor	501.000.000.594.28.64.00	-	6,500	6,500
Carry forward 2011 replacement vehicle-Eqp Rental F-350	501.000.000.594.48.64.00	-	9,666	9,666
Add appropriations for used Econoline Van for the Marina	501.000.000.594.75.64.00	50,000	7,611	57,611
Add appropriations for transfer-out to Eqp Rental Ops Fund-Flush Truck	501.000.000.597.48.00.00	-	24,000	24,000
Total Expenditures		121,500	58,695	180,195
Ending Fund Balance	501.000.000.508.80.00.00	1,336,305	4,570	1,340,875
Total Expenditures & Ending Fund Balance		\$ 1,457,805	\$ 63,265	\$ 1,521,070

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund: 506 Facility Repair & Replacement Fund				
Account No.				
Beginning Fund Balance	506.000.000.308.70.00.00	\$ 48,518	\$ 3,983	\$ 52,501
Revenues		109,927	-	109,927
Total Revenues		109,927	-	109,927
Total Revenues & Beginning Fund Balance		\$ 158,445	\$ 3,983	\$ 162,428
Expenditures		\$ -	\$ -	\$ -
Expenditure Budget Amendments:				
Remove appropriations Field House Exterior Paint	506.000.000.539.50.48.25	40,000	(40,000)	-
Remove appropriations Activity Center Interior Paint	506.000.000.539.50.48.27	7,500	(7,500)	-
Add appropriations for Police Building Exterior Paint	506.000.000.539.50.48.28	15,000	7,000	22,000
Add appropriations for Auditorium re-roof	506.000.000.539.50.48.29	-	68,000	68,000
Add appropriations for City Hall Walkway Canopy Repair	506.000.000.594.19.62.08	-	4,753	4,753
Remove appropriations for Engr Building Side Sewer Line	506.000.000.594.32.63.01	18,000	(18,000)	-
Revise appropriations for Founder's Lodge Improvements	506.000.000.594.76.62.01	25,000	(2,500)	22,500
Total Expenditures		105,500	11,753	117,253
Ending Fund Balance	506.000.000.508.80.00.00	62,945	(7,770)	45,175
Total Expenditures & Ending Fund Balance		\$ 158,445	\$ 3,983	\$ 162,428

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

Fund 510 Computer Equipment Operations Fund:	Account No.:	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	510.000.000.308.70.00.00	\$ 79,322	\$ 33,783	\$ 113,105
Revenues		466,104	-	466,104
Revenue Budget Amendments:				
Add transfer-in from Computer Eqp Repl Fund for City Website annual mtc	510.000.000.397.10.22.00	7,300	11,439	18,739
Total Revenues		473,404	11,439	484,843
Total Revenues & Beginning Fund Balance		\$ 552,726	\$ 45,222	\$ 597,948
Expenditures		\$ 427,100	\$ -	\$ 427,100
Expenditure Budget Amendments:				
Add appropriations for City Website annual maintenance	510.000.000.518.80.48.15	92,312	11,439	103,751
Total Expenditures		519,412	11,439	530,851
Ending Fund Balance	510.000.048.508.80.00.00	33,314	33,783	67,097
Total Expenditures & Ending Fund Balance		\$ 552,726	\$ 45,222	\$ 597,948

Fund 511 Computer Equipment Replacement Fund:	Account No.:	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	511.000.000.308.70.00.00	\$ 262,641	\$ 82,055	\$ 344,696
Revenues		93,514	-	93,514
Total Revenues		93,514	-	93,514
Total Revenues & Beginning Fund Balance		\$ 356,155	\$ 82,055	\$ 438,210
Expenditures		\$ 57,900	\$ -	\$ 57,900
Expenditure Budget Amendments:				
Carry forward appropriations for City Website Upgrade	511.000.000.594.18.64.00	122,600	26,175	148,775
Carry forward appropriations for City Website Upgrade - Tsf for annual mtc	511.000.000.597.43.01.00	7,300	11,439	18,739
Total Expenditures		129,900	37,614	167,514
Ending Fund Balance	511.000.000.508.80.00.00	168,355	44,441	212,796
Total Expenditures & Ending Fund Balance		\$ 356,155	\$ 82,055	\$ 438,210

Fund 520 Self-Insurance Fund:	Account No.:	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	520.000.000.308.70.00.00	\$ 142,450	\$ 21,280	\$ 163,730
Revenues		586,339	-	586,339
Revenue Budget Amendments:				
Add transfer-in from General Fund to increase ending fund balance	520.000.000.397.00.00.00	-	20,000	20,000
Total Revenues		586,339	20,000	606,339
Total Revenues & Beginning Fund Balance		\$ 728,789	\$ 41,280	\$ 770,069
Expenditures		\$ 639,938	\$ -	\$ 639,938
Expenditure Budget Amendments:				
Add appropriations for settlement of Richter Case-Mediator	520.100.000.514.78.41.00	-	1,827	1,827
Add appropriations for settlement of Richter Case	520.100.000.514.78.49.21	-	75,000	75,000
Add appropriations for settlement of Chad Pierce PDR Case	520.100.000.514.78.49.21	-	28,530	28,530
Total Expenditures		639,938	105,357	745,295
Ending Fund Balance	520.000.048.508.80.00.00	88,851	(64,077)	24,774
Total Expenditures & Ending Fund Balance		\$ 728,789	\$ 41,280	\$ 770,069

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 530 Unemployment Insurance Fund:	Account No.			
Beginning Fund Balance	530.000.000.308.70.00.00	\$ 155,545	\$ 34,869	\$ 190,414
Revenues		55,843		55,843
Total Revenues		55,843	-	55,843
Total Revenues & Beginning Fund Balance		\$ 211,388	\$ 34,869	\$ 246,257
Expenditures		\$ 100,000	\$ -	\$ 100,000
Total Expenditures		100,000	-	100,000
Ending Fund Balance	530.000.045.508.80.00.00	111,388	34,869	146,257
Total Expenditures & Ending Fund Balance		\$ 211,388	\$ 34,869	\$ 246,257

CAPITAL IMPROVEMENT FUNDS:

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 109 Transportation Impact Fee Fund:	Account No.			
Beginning Fund Balance	109.000.000.308.70.00.00	\$ 333,215	\$ 53	\$ 333,268
Revenues		66,854	-	66,854
Total Revenues		66,854	-	66,854
Total Revenues & Beginning Fund Balance		\$ 400,069	\$ 53	\$ 400,122
Expenditures		\$ 391,317	\$ -	\$ 391,317
Total Expenditures		391,317	-	391,317
Ending Fund Balance	109.000.000.508.80.00.00	8,752	53	8,805
Total Expenditures & Ending Fund Balance		\$ 400,069	\$ 53	\$ 400,122

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 310 Municipal Capital Improvement Fund:	Account No.			
Beginning Fund Balance	310.000.000.308.70.00.00	\$ 246,197	\$ (2,434)	\$ 243,763
Revenues		576,400	-	576,400
Revenue Budget Amendments:				
Carry forward federal grant funds for DM Creek Trail	310.000.000.333.20.20.50	-	54,334	54,334
Carry Forward FEMA grant funds for Beach Park Mudslide	310.000.000.333.97.03.66	-	17,512	17,512
Carry forward State Emg Mgt funds for Beach Park Mudslide	310.000.000.334.01.80.06	-	2,919	2,919
Carry Forward WA ST Heritage grant funds for Dining Hall	310.000.000.334.06.90.05	-	246,856	246,856
Carry forward WA ST Heritage grant funds for Grandstand/Field House Imprv	310.000.000.334.06.90.06	-	74,335	74,335
Carry Forward contributions from DMLF for Grandstand	310.000.000.367.11.01.00	-	2,500	2,500
Remove Cherry St. Builders Damages	310.000.000.369.40.00.00	20,000	(20,000)	-
Carry Forward Utility Rebates/Citywide Energy Imprv	310.000.000.369.90.00.06	-	23,000	23,000
Total Revenues		596,400	401,456	997,856
Total Revenues & Beginning Fund Balance		\$ 842,597	\$ 399,022	\$ 1,241,619

Expenditures		\$ 626,750	\$ -	\$ 626,750
Expenditure Budget Amendments:				
Carry forward appropriations for Auditorium	310.050.100.594.76.62.00	145,000	49,610	194,610
Add appropriations for Dining Hall Decking & Fencing	310.050.200.594.76.62.01	750	46,523	47,273
Carry forward appropriations for Beach Park mudslide	310.331.000.594.76.63.00	-	11,763	11,763
Carry forward appropriations for Citywide Energy Savings project	310.700.000.594.19.63.01	-	27,016	27,016
Carry forward appropriations for Field House Restrooms project	310.700.000.594.73.62.01	-	7,782	7,782
Add appropriations for Field House Restrooms project	310.700.000.594.73.62.01	-	12,180	12,180
Carry forward appropriations for DM Creek Trail	310.700.000.594.76.63.03	-	11,510	11,510
Total Expenditures		772,500	166,384	938,884
Ending Fund Balance	310.850.000.508.80.00.00	70,097	232,638	302,735
Total Expenditures & Ending Fund Balance		\$ 842,597	\$ 399,022	\$ 1,241,619

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 319 Transportation Capital Improvement Fund				
Beginning Fund Balance	Account No. 319.000.000.308.70.00.00	\$ 709,720	\$ 513,240	\$ 1,222,960
Revenues		11,003,345	-	11,003,345
<u>Revenue Budget Amendments:</u>				
Carry forward CDBG grant funds for S. 216th St Imprv - Segment 4	319.000.000.333.14.21.80	-	48,800	48,800
Reduce FHWA/HBP/BRAC funds for North Twin Bridge Seismic Retrofit	319.000.000.333.20.20.08	80,000	(35,292)	44,708
Reduce FHWA/HBP/BRAC funds for North Twin Bridge Footing Repairs	319.000.000.333.20.20.08	80,000	(22,016)	57,984
Remove HW&LP revenue from Traffic Safety Program	319.000.000.333.20.20.10	250,000	(250,000)	-
Add HW&LP revenue for Citywide Arterial Street Improvements	319.000.000.333.20.20.11	-	250,000	250,000
Carry forward WSDOT/Traffic Busters	319.000.000.334.03.60.03	-	30,000	30,000
Add revenues for fair value of SR 509 ROW - Barnes Creek Trail	319.000.000.334.03.60.05	-	1,360,000	1,360,000
Add revenues for fair value of ROW S 216th St Imprv Seg 2	319.000.000.334.03.60.06	-	816,000	816,000
Carry forward PSE revenues for North Twin Bridge Seismic Retrofit	319.000.000.367.19.00.01	-	21,000	21,000
Carry forward Quest (Century Link) reimbursement for S 216th St Imprv - Seg 4	319.000.000.367.19.00.08	-	27,343	27,343
Carry forward PSE revenues for 24th Ave S Imprv	319.000.000.367.19.00.11	65,967	8,820	74,787
Correct revenues for transfer of King Cty Parks Levy Funds (Barnes Crk Trail)	319.000.000.397.42.02.00	520,000	(20,000)	500,000
Increase transfer-in from General Fund for ASE Program-Midway Elementary	319.000.000.397.44.00.00	300,000	61,500	361,500
Total Revenues		12,299,312	2,296,155	14,595,467
Total Revenues & Beginning Fund Balance		\$ 13,009,032	\$ 2,809,395	\$ 15,818,427
Expenditures		\$ 739,729	\$ -	\$ 739,729
<u>Expenditure Budget Amendments:</u>				
Carry forward appropriations for 24th Ave S. Imprv-Engineering	319.131.000.595.XX.XX.XX	5,856,291	232,716	6,089,007
Carry forward appropriations for S 216th St. Imprv-Seg 1a	319.332.000.595.XX.XX.XX	125,000	34,588	159,588
Carry forward appropriations for S 216th St. Imprv-Seg 2	319.333.000.595.XX.XX.XX	4,324,291	942,271	5,266,562
Carry forward appropriations for S 216th St. Imprv-Seg 4	319.335.000.595.XX.XX.XX	-	15,485	15,485
Add appropriations for S 216th St Imprv-Seg 4	319.335.000.595.XX.XX.XX	-	208,887	208,887
Carry forward appropriations for Barnes Creek Trail/SR 509 ROW	319.345.000.595.20.61.00	770,000	1,436,843	2,206,843
Carry forward appropriations for Intelligent Transportation System	319.601.000.595.XX.XX.XX	-	31,000	31,000
Add \$61,500 /Reduce \$250,000 in appropriations for Traffic Safety Program (HW&LP)	319.603.000.595.XX.XX.XX	557,500	(188,500)	369,000
Add appropriations for Citywide Arterial Street Improvements (HW&LP)	319.604.000.595.XX.XX.XX	-	250,000	250,000
Reduce appropriations for transfer of funds for PWTF Loan payment-Gateway	319.800.000.597.40.00.05	273,542	(238,970)	34,572
Total Expenditures		12,646,363	2,724,320	15,370,673
Ending Fund Balance	319.899.000.508.80.00.00	362,679	85,075	447,754
Total Expenditures & Ending Fund Balance		\$ 13,009,032	\$ 2,809,395	\$ 15,818,427

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 404 Marina Depreciation & Improvement				
Beginning Fund Balance	Account No. 404.000.000.308.70.00.00	\$ 4,059	\$ 1	\$ 4,060
Revenues		5	-	5
<u>Revenue Budget Amendments:</u>				
Reduce transfer from Marina Fund for 2002 bonds debt service	404.000.000.397.71.06.00	329,915	(329,613)	302
Total Revenues		329,920	(329,613)	307
Total Revenues & Beginning Fund Balance		\$ 333,979	\$ (329,612)	\$ 4,367
Expenditures		\$ -	\$ -	\$ -
<u>Expenditure Budget Amendments:</u>				
Remove Principal Payment due on 2002 bond issue refunded with 2012 bond issue	404.000.000.582.79.71.00	205,000	(205,000)	-
Remove Interest Payment due on 2002 bond issue refunded with 2012 bond issue	404.000.000.592.79.83.00	124,595	(124,595)	-
Reduce appropriations for fiscal agent fees	404.000.000.592.79.85.00	320	(18)	302
Transfer fund balance to Marina Depr & Imprv Fund 406	404.000.000.597.79.00.06	-	4,065	4,065
Total Expenditures		329,915	(325,548)	4,367
Ending Fund Balance	404.000.019.508.80.00.00	4,064	(4,064)	-
Total Expenditures & Ending Fund Balance		\$ 333,979	\$ (329,612)	\$ 4,367

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 406 Marina Depreciation & Improvement-2008:				
Beginning Fund Balance	406.000.000.308.70.00.00	\$ 238,203	\$ 49,015	\$ 287,218
Revenues		607,031	-	607,031
Revenue Budget Amendments:				
Transfer-in from Marina Depr & Imprv Fund 404	406.000.000.397.79.00.06	-	4,065	4,065
Total Revenues		607,031	4,065	611,096
Total Revenues & Beginning Fund Balance		\$ 845,234	\$ 53,080	\$ 898,314
Expenditures		\$ 805,889	\$ -	\$ 805,889
Total Expenditures		805,889	-	805,889
Ending Fund Balance	406.000.000.508.80.00.00	39,345	53,080	92,425
Total Expenditures & Ending Fund Balance		\$ 845,234	\$ 53,080	\$ 898,314

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 451 Surface Water Management Capital Fund:				
Beginning Fund Balance	451.000.000.308.70.00.00	\$ 880,441	\$ 148,133	\$ 1,028,574
Revenues		808,671	-	808,671
Revenue Budget Amendments:				
Add revenues from Redondo Heights Condo Association	451.000.000.379.00.00.00	-	118,800	118,800
Total Revenues		808,671	118,800	927,471
Total Revenues & Beginning Fund Balance		\$ 1,689,112	\$ 266,933	\$ 1,956,045
Expenditures		\$ 413,100	\$ -	\$ 413,100
Expenditure Budget Amendments:				
Add appropriations for Redondo Heights Culvert Repl	451.804.000.595.40.63.01	330,000	190,000	520,000
Total Expenditures		743,100	190,000	933,100
Ending Fund Balance	451.000.000.508.80.00.00	946,012	76,933	1,022,945
Total Expenditures & Ending Fund Balance		\$ 1,689,112	\$ 266,933	\$ 1,956,045



Barton Zoning Reclassification
(formerly ^(DATE) Blueberry Lane)

[illegible]

from the operative drivers and
workers that use No. 279th St. to and
from Loc. 44 (99) near price at the
"new" street we have are enclosed
for you to see and compare with
what we gave you at the mtg.

MANY THANKS!

Bunches of thanks.
for the seemingly magical
disappearance of the
Bunches + Bunches
of B.B. bushes + trees
taking over the road.
In less than 24 hrs.
they were just gone! :-)

Oh my! Please thank
the workers that did a
great job! :-)

~~But it's only temporary if they don't
spray them they'll quickly return!~~

Pat Daniel

19620 10th Avenue South
Des Moines, Washington 98148

July 17, 2012

City of Des Moines
Planning Department
21630 11th Avenue South
Des Moines, Washington 98198

RE: Barton Rezone ID# LUA2012-0012 – 19659 Des Moines Memorial Drive, Des Moines, WA

Dear Sir or Madame:

The purpose of this letter is to ask that the City of Des Moines not move ahead with the Barton Rezone ID# LUA2012-0012. We understand the need for the City to provide for economic growth but it is just as vital that the City protect the value of homes in established neighborhoods. This rezone would impact the resale value of the homes it borders; homes that have already taken a hit in the recent economic downturn.

In the immediate area surrounding this proposed rezone, there is ample land already zoned as business park. Much of this property stands vacant with "For Lease" signs littering the neighborhood. There is currently a plan for the City of Des Moines and the Port of Seattle to establish an 89 acre business park less than two miles from this proposed rezone land (Des Moines Creek Business Park).

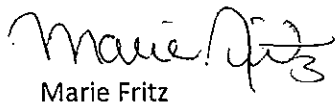
All of these business parks and industrial zoned land bring truck and vehicle traffic, lighting, noise and air quality issues. The traffic study for the Des Moines Creek Business Park took into account several of the same intersections that this new rezone would utilize and the results are grim with LOS of E & F.

All of this additional truck and vehicle traffic increases the potential for negative air quality impacts and jeopardizes the health of the residents whose homes are so near to this activity. If there was a great demand for additional business parks, there would be some justification but the truth is, the business parks that are already there are underutilized and should that change, there is sufficient land available which does not border a neighborhood so closely.

In the SEPA Checklist the statement was made that the noise associated with the project "will be minor in comparison with Sea-Tac aircraft noise." It should be well noted by the decision makers that this increased noise will be in addition to the aircraft noise.

Thank in advance for you time and serious consideration.

Regards,


Marie Fritz



July 26, 2012

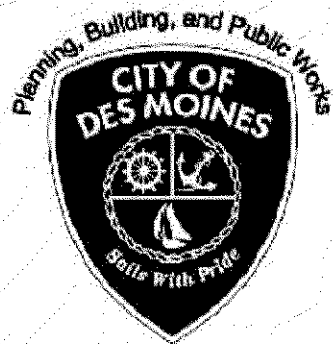
Amendments to Business Park Zone

[illegible]



DATE _____

[illegible]

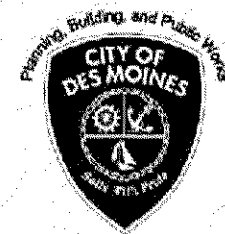
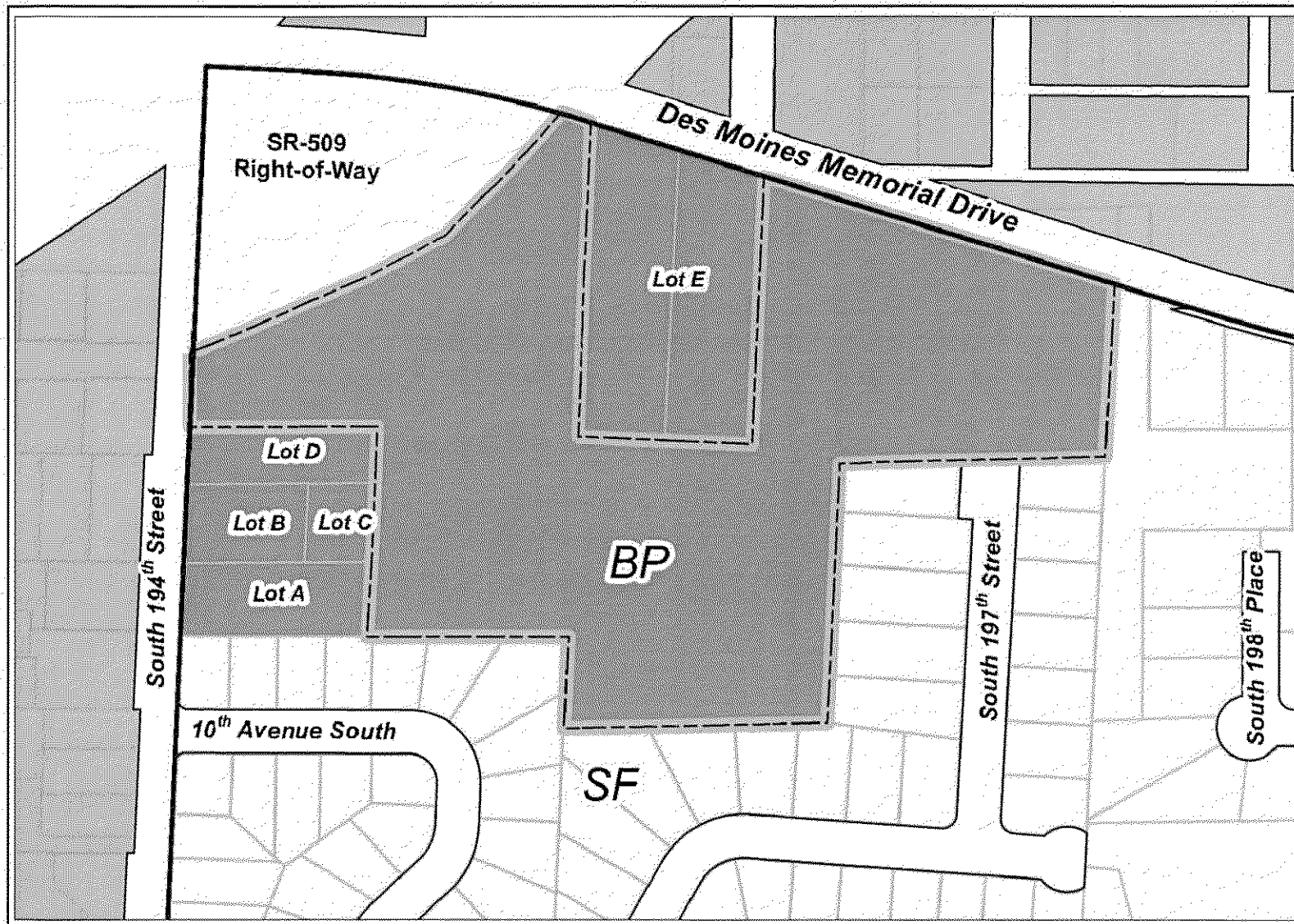


BARTON ZONING RECLASSIFICATION

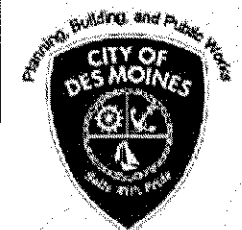
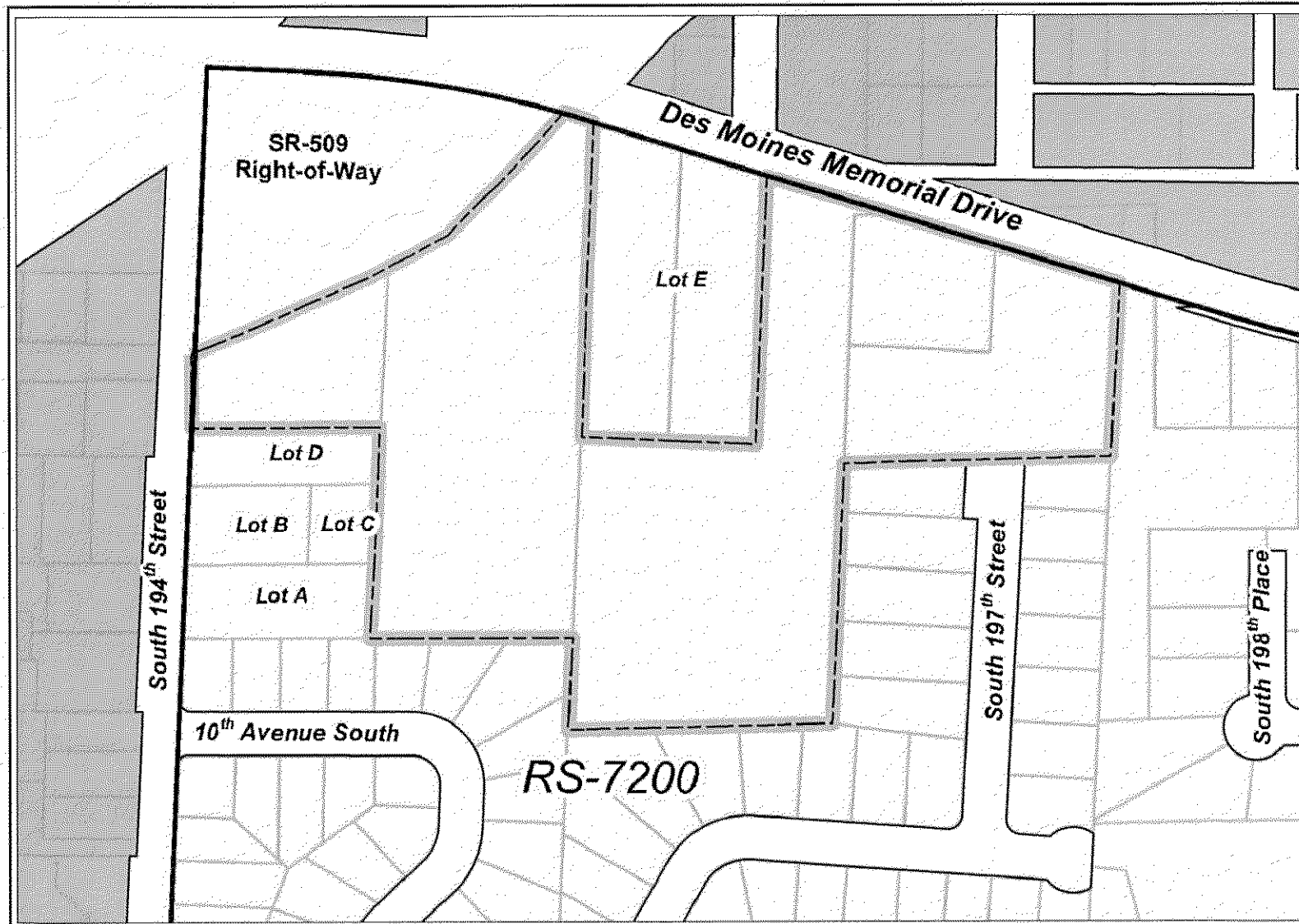
CITY COUNCIL – PUBLIC HEARING
JULY 26, 2012

JASON SULLIVAN
SENIOR PLANNER

COMPREHENSIVE PLAN



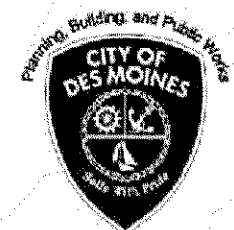
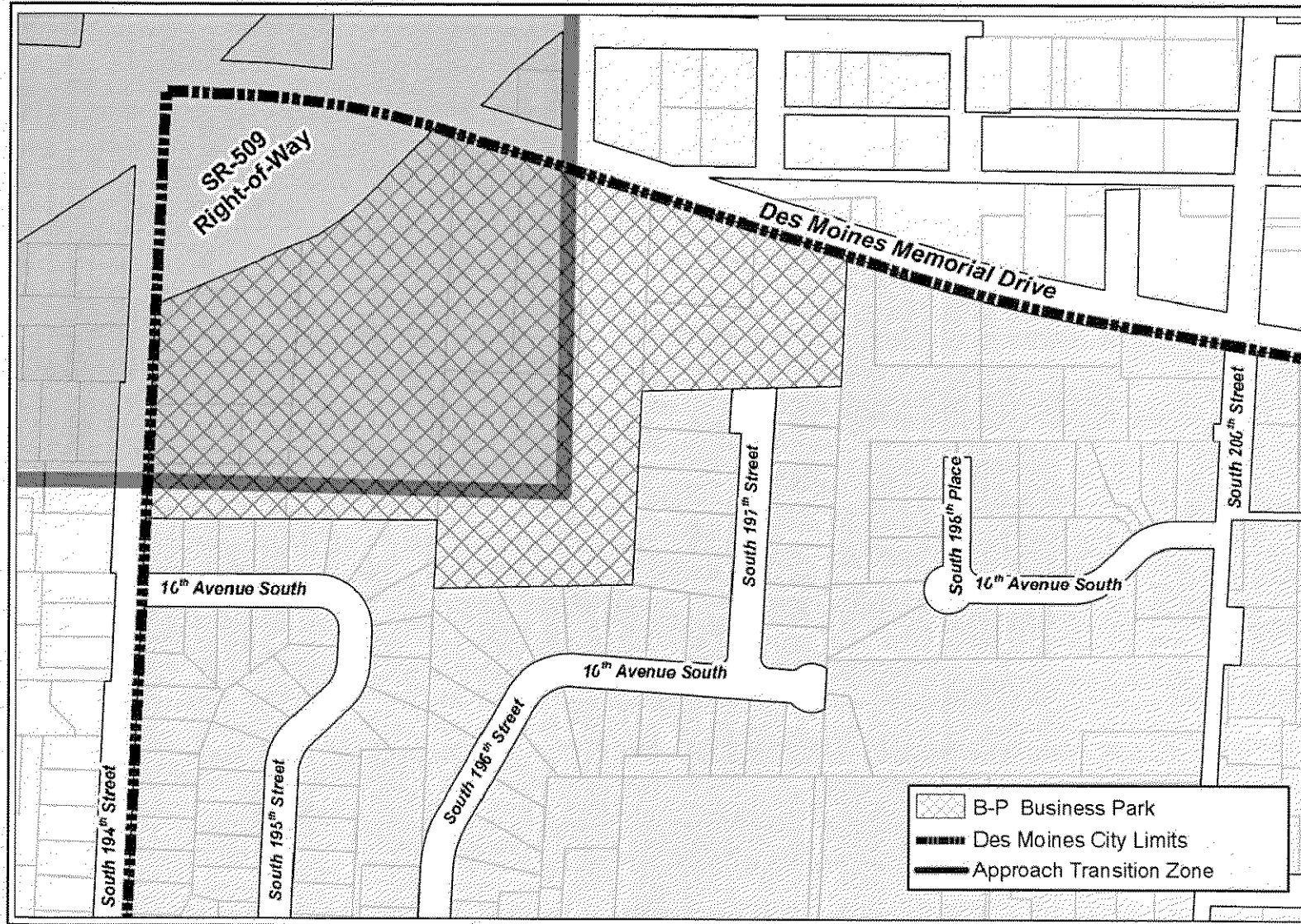
CURRENT ZONING



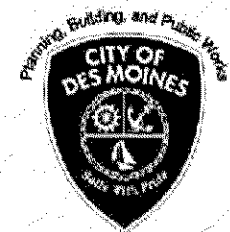
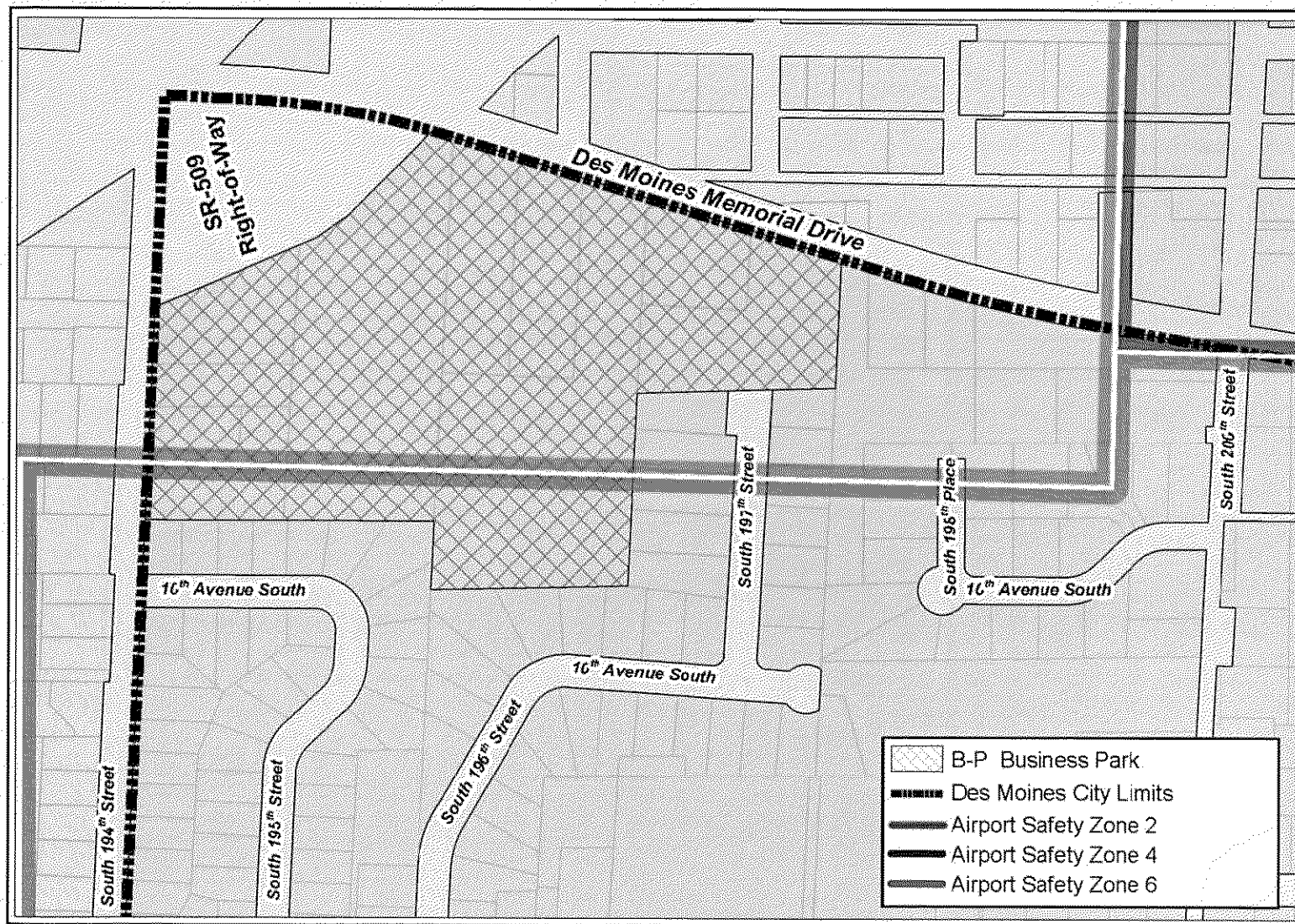
THE UNIVERSITY OF CHICAGO PRESS



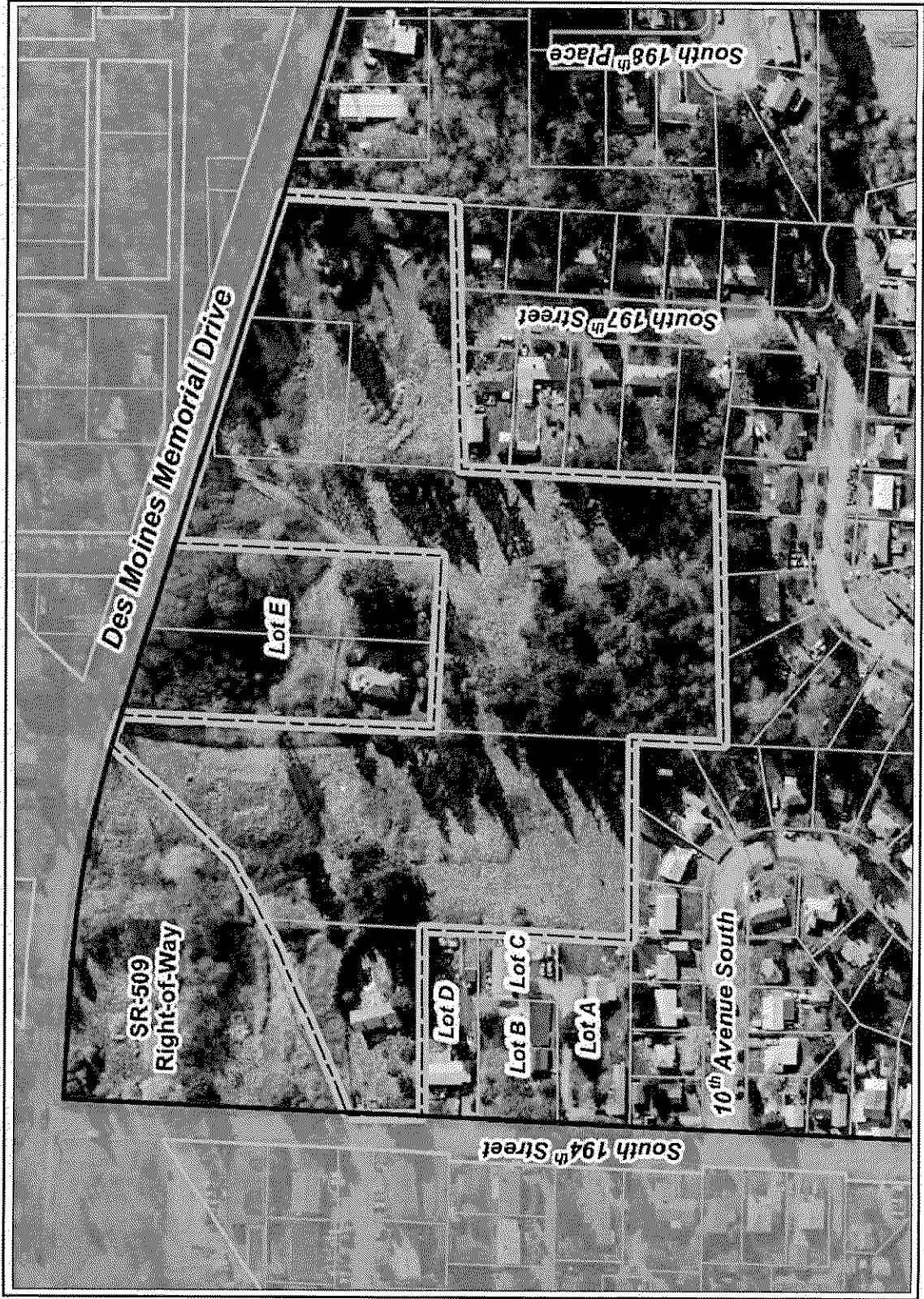
APPROACH TRANSITION ZONE



RUNWAY SAFETY ZONES



VICINITY MAP



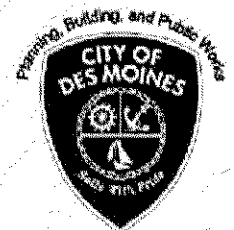
ECONOMIC BENEFITS

❖ Jobs:

- 200 permanent jobs
- 100 construction jobs

❖ **On-going Revenues:** On-going annual tax revenue of estimated to be **\$275,000.**

❖ **Construction Sales Tax Revenues:** One-time tax revenues estimated to be **\$180,000.**



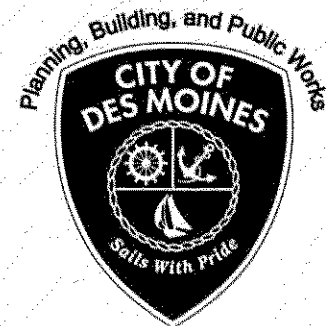
Business Park Zone Amendments

Public Hearing

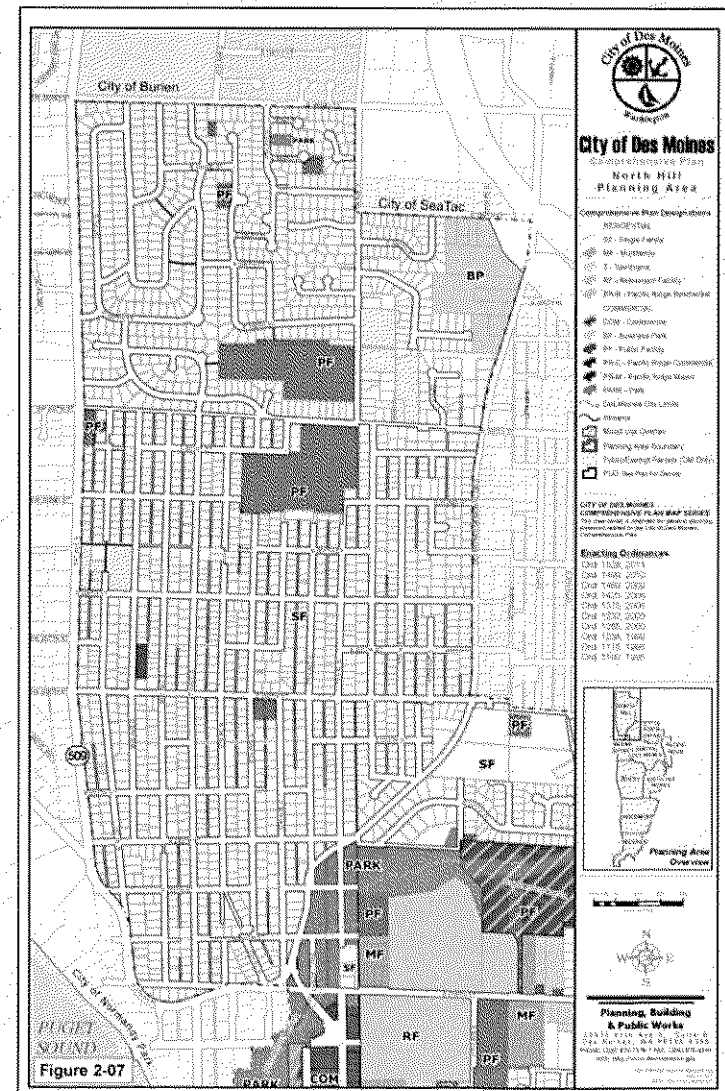
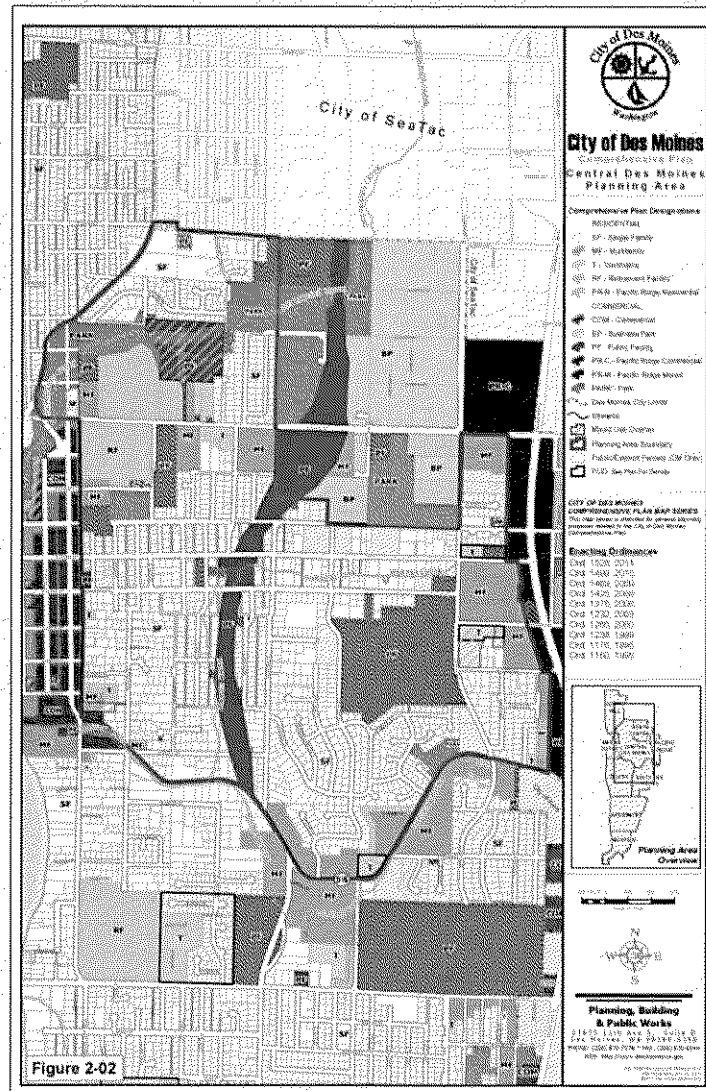
July 26, 2012

Presentation by:

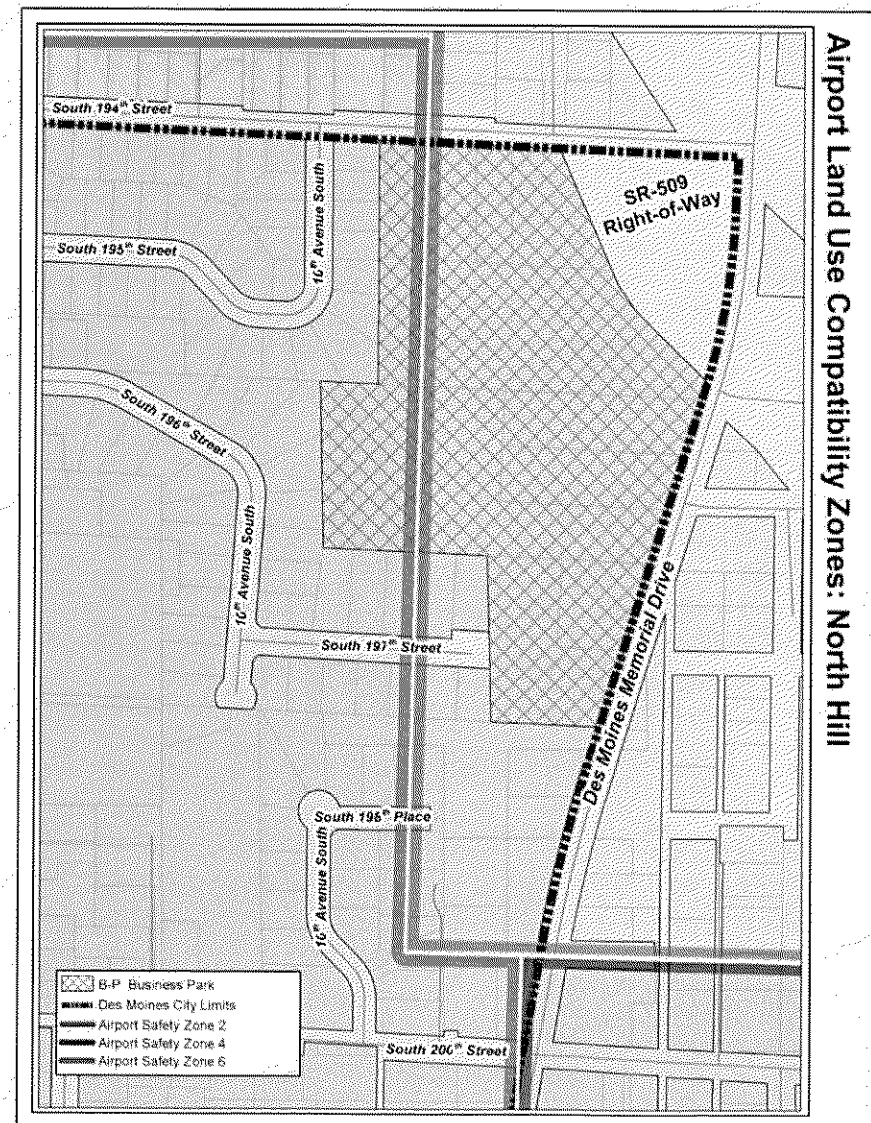
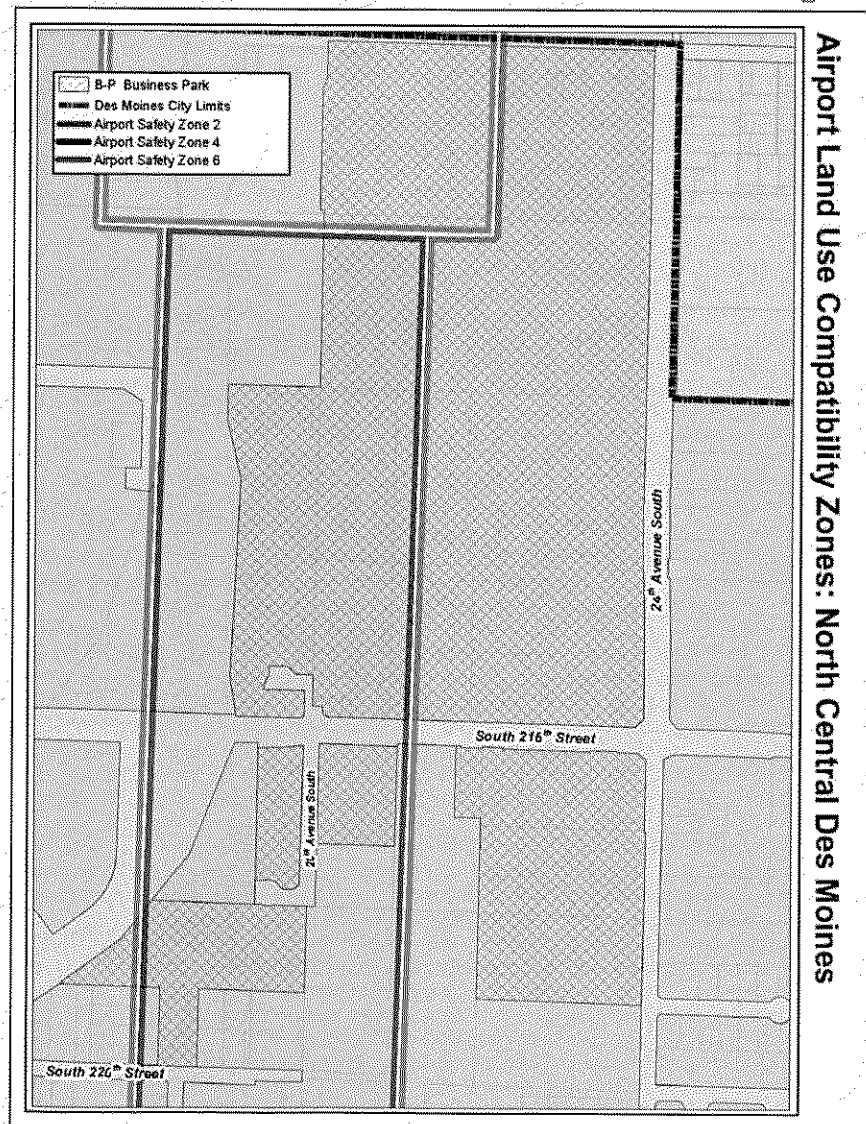
Jason Sullivan, Senior Planner



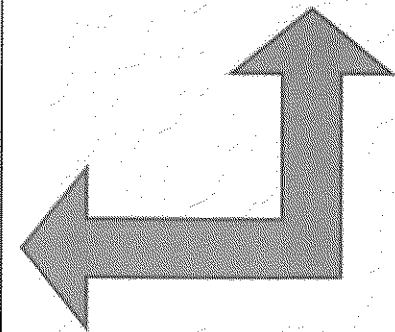
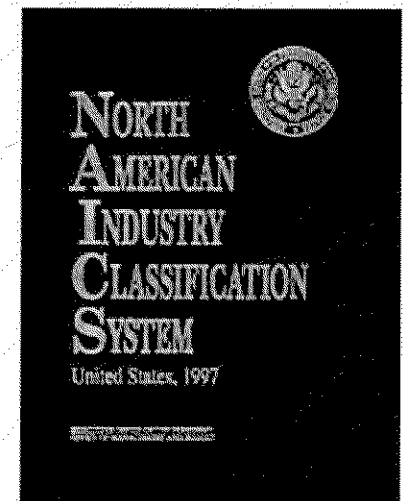
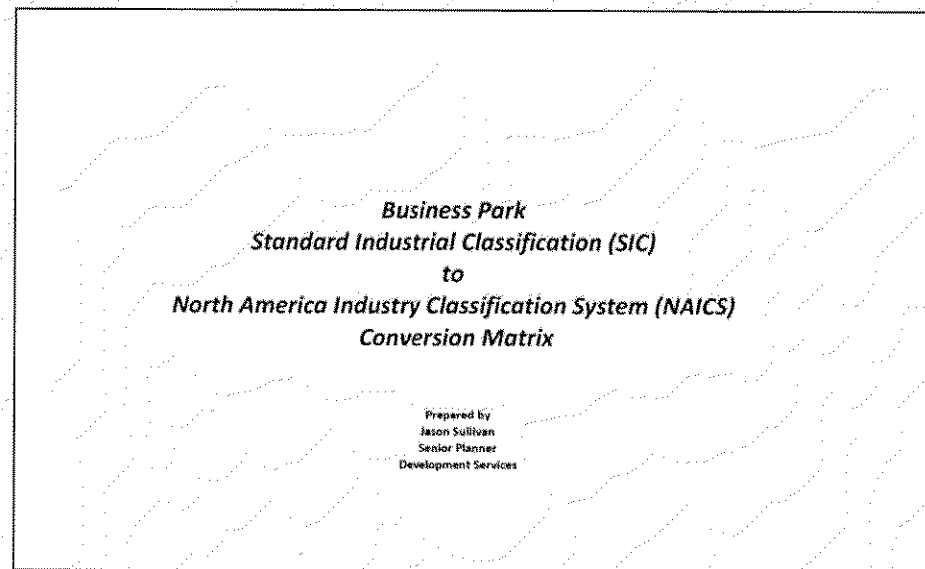
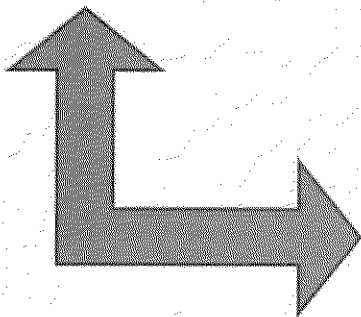
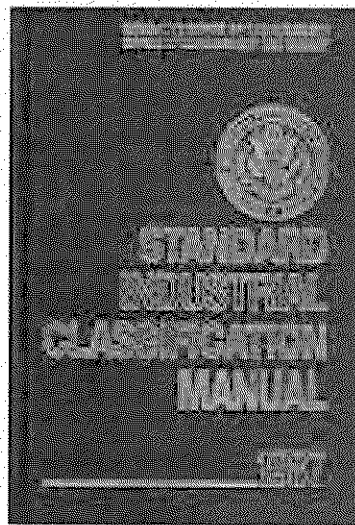
Comprehensive Plan Designations



Compatibility



Permitted Use Conversation



**REGULAR MEETING
DES MOINES CITY COUNCIL
21630 11th Avenue South, Des Moines, City Council Chambers**

July 26, 2012 - 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CORRESPONDENCE

COMMENTS FROM THE PUBLIC:

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

PRESIDING OFFICER'S REPORT

ADMINISTRATION REPORTS

Port of Seattle New Century Agenda Presentation

CONSENT CALENDAR

Item 1: APPROVAL OF MINUTES

Motion is to approve the minutes of the meetings of July 5 and 12, 2012

Item 2: APPROVAL OF VOUCHERS

Motion is to approve for payment vouchers and payroll transfers described as follows:

Claim checks **\$861,097.75**

Payroll fund transfers in the total amount of **\$448,835.04**

Total certified Wire Transfers, Voids, A/P & Payroll vouchers are **\$1,309,932.79**

PUBLIC HEARING

1. Draft Ordinance 12-019 to Consider Amendments to the Business Park Zone (Chapter 18.25 DMMC)

Staff Presentation: Senior Planner Jason Sullivan

2. Draft Ordinance 12-107, Barton (former Blueberry Lane) Zoning Reclassification (RS- 7200 to B-P)

Staff Presentation: Senior Planner Jason Sullivan

NEW BUSINESS

1. Budget Amendments

Staff Presentation: Finance Director Paula Henderson

NEXT MEETING DATE August 9, 2012, City Council Regular Meeting

ADJOURNMENT

Consent Agenda Item #1

REGULAR MEETING DES MOINES CITY COUNCIL

July 5, 2012 - 7:00 p.m.

CALL TO ORDER - Mayor Kaplan called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE – The flag salute was led by Councilmember Musser.

ROLL CALL

Present were Mayor Dave Kaplan; Mayor Pro-Tem Matt Pina; Councilmembers Dan Caldwell, Melissa Musser, Jeanette Burrage, Bob Sheckler and Carmen Scott.

Staff present were City Manager Tony Piasecki; City Attorney Pat Bosmans; Assistant City Manager Lorri Ericson; Planning Building and Public Works Director Grant Fredricks; Assistant Director of Transportation and Engineering Dan Brewer; City Clerk Sandy Paul

COMMENTS FROM THE PUBLIC:

Dr. Rosenberg, 22222 Dock Avenue South, #1-C, commented that the City of Des Moines is fortunate to have Beach Park which was paid for by the public. She asked consideration of parking needs of the park, and asked for good planning for parking for the future.

Anita Johnson, Chris Mitchell, Janice Rider and Michelle Roedell spoke about being against increasing building heights in the Marina District.

Rachel Atkins spoke about the new Massage Center that opened in Des Moines at 22606 Marine View Drive. Business partner Simone Vigil, 23641 20th Avenue South, also spoke about the Massage Center.

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

Councilmember Scott

- Invited everyone to the Farmer's Market on Saturdays,
- Rededication of the Auditorium will take place on July 11
- Mentioned the lawn maintenance and clean up at the dining hall

Councilmember Sheckler

- Quoted from his book *The 776 Stupidest Things Ever Said by Politicians*

Mayor Pro-Tem Pina

- Reported on the PS&T meeting
- Thanked Destination Des Moines for the great July 4 celebration and fireworks display
- Will be leaving the meeting early

Councilmember Caldwell

- Commented on the speakers who talked this evening and thanked them . Asked the public to bear with the Council and to keep attending meetings

PRESIDING OFFICER'S REPORT

- Mayor Kaplan commented on the 4th of July Celebration and thanked Destination Des Moines, staff, Powell Homes as sponsor – none of it would happen without all the participation of those who are involved
- July 20-21 a BBQ, car show, and Waterland Parade will take place
- Pulling Marina District Design Incentives this evening because Mayor Pro-Tem Pina will be leaving the meeting early and would miss the discussion
- Commented that the perception of some citizens that the City Council would be raising heights downtown is not sound

ADMINISTRATION REPORTS

- City Manager Piasecki outlined the Cleanscapes curbside Styrofoam recycling program which begins in August every Wednesday. It is at no cost to citizens
- Spoke about 'sky lanterns' which are paper sacks with a candle inside. The heat causes the sacks to rise. They are quite lovely to look at but dangerous. The City Manager signed a rule prohibiting the sky lanterns over the Marina District

ACTION/DIRECTION

Councilmember Sheckler moved to direct staff to research an ordinance regarding 'sky lanterns' for a future discussion; second by Mayor Pro-Tem Pina. The motion passed, 6-1. Councilmember Burrage voted *no*.

CONSENT CALENDAR

Item 1: APPROVAL OF MINUTES

Motion is to approve the minutes of the meeting of June 14, 2012

Item 2: ESTABLISHING JULY 11, 2012 AS PARKS AND RECREATION DAY, AND THE MONTH OF JULY AS PARKS AND RECREATION MONTH

Motion is to approve Draft Resolution No. 12-114 recognizing July 11, 2012 as Parks and Recreation Day in Des Moines and July as Parks and Recreation Month in Des Moines.

ACTION/DIRECTION

Councilmember Musser moved to adopt the Consent Agenda as presented; Mayor Pro-Tem Pina, second. The motion passed 7-0.

Mayor Pro-Tem Pina left the meeting at this time.

OLD BUSINESS

1. Sound Transit Planning Update

Rachel Smith From Sound Transit made a presentation to update the Council on all things new at Sound Transit/Regional Transit in the Puget Sound Area.

The item was for information and discussion only, and no action was taken.

2. Marina District Design Theme and Incentives was pulled from the agenda in favor of a future date in August.

NEW BUSINESS

1. Pavement Overlay Ballot Proposition

Assistant Director of Transportation and Engineering Dan Brewer explained that the local roadways have a life of 20-25 years if maintained properly. The current economic climate has kept the city

from normal, regular street maintenance. With 215 road miles of streets in Des Moines it would cost conservatively \$100 million to replace the streets. Ideally, 4-5 miles of roadway should be maintained each year at an estimated cost today of \$1.2-\$1.4 million.

ACTION/DIRECTION

Councilmember Sheckler moved to approve Draft Resolution No. 12-115 and the ballot language contained therein and establishing November 6, 2012 as the election date for the question on whether to increase the Utility Occupation Tax rate from 6% to 8%. Funds from the increased utilities taxes would provide for City street pavement overlays and rehabilitation for ten (10) years; Councilmember Musser, second.

Councilmember Burrage moved to amend the motion to reduce the UOT rate to 1.5% increase. The motion died for lack of a second.

The motion passed, 4-2. Councilmembers Burrage and Caldwell voted no.

NEXT MEETING DATE

July 12, 2012, City Council Regular Meeting, 7:00 p.m., Woodmont Elementary School Gymnasium, 26454 16th Avenue South Des Moines, WA 98198

ADJOURNMENT

There being no further business to come before the Council, the Councilmember Burrage moved to adjourn the meeting; Councilmember Sheckler, second. The motion passed, 6-0. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Sandy Paul CMC
City Clerk

MINUTES
SPECIAL MEETING TO HOLD EXECUTIVE SESSION
July 12, 2012

CALL MEETING TO ORDER – The Special Meeting was called to order at 5:35 p.m. by Mayor Kaplan in City Council Chambers. The Executive Session recessed to the North conference room.

ROLL CALL - Present were Mayor Dave Kaplan; Mayor Pro-Tem Matt Pina; Councilmembers Dan Caldwell, Melissa Musser, Jeanette Burrage, and Carmen Scott; and City Manager Tony Piasecki.

PURPOSE - The purpose of the special meeting was to hold an Executive Session to discuss the performance of a public employee and to discuss pending litigation according to RCW 42.30.110. No formal action was taken.

ADJOURNMENT

The Special Meeting was adjourned at 6:30 p.m. to the regular City Council meeting at Woodmont Elementary School.

Respectfully submitted,

Tony Piasecki
City Manager

**REGULAR MEETING
DES MOINES CITY COUNCIL**

**Woodmont Elementary School in the gymnasium, at 26454 16th Avenue South, Des Moines,
WA 98198**

July 12, 2012 - 7:00 p.m.

CALL TO ORDER - Mayor Kaplan called the meeting to order at 7:00 p.m. at Woodmont Elementary School in the gymnasium, at 26454 16th Avenue South, Des Moines, WA 98198

PLEDGE OF ALLEGIANCE – The flag salute was led by Councilmember Caldwell.

ROLL CALL

Present were Mayor Dave Kaplan; Mayor Pro-Tem Matt Pina; Councilmembers Dan Caldwell, Melissa Musser, Jeanette Burrage, Bob Sheckler and Carmen Scott.

Staff present were City Manager Tony Piasecki; City Attorney Pat Bosmans; Assistant City Manager Lorri Ericson; Planning Building and Public Works Director Grant Fredricks; Police Chief George Delgado; Parks Recreation and Senior Services Director Patrice Thorell; Assistant Director of Transportation and Engineering Dan Brewer; Commander Kevin Tucker; Officer Bob Boles; Associate Transportation Engineer Brandon Carver; CIP Project Manager Scott Romano; City Clerk Sandy Paul

COMMENTS FROM THE PUBLIC:

Rikki Marohl, 22807 17 Avenue South, reported on the very successful Farmer's Market. She invited everyone to the Pancake Breakfast on Saturday to be held at the Farmer's Market

Doris Wolfson, Woodmont resident, said that with all the natural attributes to be a great community, Des Moines is stale. Neighboring communities are booming and Des Moines should be too.

Gerald McLaughlin, 28436 Soundview Drive, was concerned with security. He said law enforcement has been forced into money generation by issuing excessive traffic citations. He said more attention needed to be paid to small crimes.

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

Councilmember Scott

- Spoke about many of the events in Des Moines and commented that it seems that a lot of people are not being reached. She listed a number of activities held recently and to be held soon
- Recognized Redondo's own historian, 'Redondo Rick'
- Thanked everyone for attending

Councilmember Burrage

- Thanked so many people for attending this meeting at Woodmont Elementary School, so many, in fact, that the parking is gone.

Mayor Pro-Tem Pina

- Came to listen, not to speak

Councilmember Musser

- Added to events taking place in Des Moines as well as some community initiatives that are ongoing

Councilmember Caldwell

- Gave kudos to the City Manager Tony Piasecki and commended staff and council for having this meeting at Woodmont Elementary School
- Would like to stop the airplane noise and pledge to work with everyone and their ideas
- Spoke about the volunteer programs in the City being the finest

PRESIDING OFFICER'S REPORT

- Mayor Kaplan thanked the Federal Way School District for accommodating this meeting
- Staff and Council have identified several issues in the Woodmont/Redondo area. But the purpose of this meeting is to hear the citizens' comments about this area
- No video last week because Puget Sound Access showed at Woodmont up last week and seeing no one, they left
- Attended the quarterly meeting of small businesses where periodic reports are exchanged and information is shared
- With Councilmember Musser and Mayor Pro-Tem Pina, met with King County Executive Dow Constantine and others to discuss the business environment and what King County might be able to partner with Des Moines in that regard
- Dedication of Beach Park Auditorium took place Wednesday, July 11
- Thanked the Parks Maintenance crew for getting the park ready for the dedication

ADMINISTRATION REPORTS

- City Manager Piasecki introduced newly hired Police Chief George Delgado
- Staff members present were introduced

CONSENT CALENDAR

Item 1: APPROVAL OF MINUTES

Motion is to approve the minutes of the meetings of June 28, 2012

Item 2: APPROVAL OF VOUCHERS

Motion is to approve for payment vouchers and payroll transfers described as follows:

Claim checks **\$412,430.63**

Payroll fund transfers in the total amount of **\$491,426.47**

Total certified Wire Transfers, Voids, A/P & Payroll vouchers are **\$903,857.10**

Item 3: AWARD OF REDONDO HEIGHTS PIPE PROJECT CONTRACT

Motion is to award the construction contract for the Redondo Heights Storm Sewer Replacement project to Pacific Coats General, LLC, in the amount of \$334,506.08, plus a 10% contingency and further to authorize the City Manager to sign said contract

Item 4: JOINT MINOR HOME REPAIR PROGRAM INTERLOCAL AGREEMENT

Motion is to authorized the City Manager to sign the Interlocal Agreement between the Cities of SeaTac, Des Moines, Covington, Pacific and Tukwila for the 'Minor Home Repair Program' for 2012 through May 31, 2013.

Item 5: TRANSPORTATION GATEWAY PROJECT: SOUTH 216TH STREET RIGHT-OF-WAY ACQUISITION: USPS – PARCEL 3

Motion is to approve and accept the Public Use and Temporary Construction Easement for Parcel Number 092204-9077, the Des Moines Post Office, purchasing a 176 square foot permanent sidewalk easement in the amount of \$1,085.92, a 44 square foot Slope Easement in the amount of \$67.87, for a total of \$1,154.00 (rounded to the nearest dollar), an administrative settlement and processing fee in the amount of \$2,500, for a grant total of \$3,654.00, plus reasonable closing costs, and to authorizes the City manager to sign the Public Use and Temporary Construction Easement and Real Property

Voucher Agreement substantially in the form as submitted and accept the easement on behalf of the City of Des Moines.

ACTION/DIRECTION

Councilmember Caldwell moved to adopt the Consent Agenda; Councilmember Scott, second. The motion passed 7-0.

PUBLIC HEARING

1. 2013-2032 TRANSPORTATION IMPROVEMENT PLAN (TIP) ADOPTION

Mayor Kaplan opened the public hearing at 7:30 p.m.

Assistant Transportation Director Dan Brewer provided a PowerPoint presentation and explained the City's 30-year Comprehensive Transportation Improvement Plan (TIP) which is filed with the state of Washington each year by August 1. One new program was added this year called Citywide Street Improvement Project. Other highlights included the 28th/24th Street Improvement project that was increased in priority in conjunction with the City of SeaTac and possible joint grant funding and the expansion of 16th/18th Avenues from 216th to 220th Streets.

Mayor Kaplan asked that those wishing to speak about the TIP to please do so at this time. There was no one signed up to speak. Mayor Kaplan called three times for anyone else wishing to speak.

Mayor Kaplan closed the Public Hearing at 7:38 p.m.

Mayor Kaplan invited Council comments and questions.

ACTION/DIRECTION

Councilmember Sheckler moved to approve Draft Resolution No. 12-088 adopting the 2013-2032 Transportation Improvement Plan for the City of Des Moines; Mayor Pro-Tem Pina, second.

Councilmember Burrage moved to amend the motion to include item #52, South 223rd Street Improvement Project be moved up in priority to #34 if the bond measure passes; Councilmember Musser, second. Maker and seconder of the motion accepted the motion as a friendly amendment to the main motion.

The motion passed, as amended, 7-0.

Mayor Kaplan read the title of the resolution as approved.

NEW BUSINESS

1. DRAFT RESOLUTION 12-092, ENVIRONMENTAL STEWARDSHIP

Assistant Transportation Director Dan Brewer made the presentation. If this is not approved, the city will not qualify for grant funds. Without grants, many projects will not move forward.

ACTION/DIRECTION

Mayor Pro-Tem Pina moved to approve Draft Resolution No. 12-092 adopting environmental stewardship policies for the City of Des Moines; Councilmember Musser, second. The motion passed 7-0

2. WOODMONT/REDONDO POLICY DISCUSSION

A Joint Inter-Departmental Staff report was presented as a handout for citizens. The purpose of the meeting was to listen to the concerns of Woodmont/Redondo residents.

Woodmont Speakers included the following:

Ron Harris

28910 4th Place South

Feels Redondo park/boat ramp could be a money

Cliff McNeil	28212 Redondo Beach Drive #211	maker. Wants docks to go in earlier by shrimp season which opens in early May. Offered some parking solutions at Redondo including adding parking on vacant right of way, converting Wooton horseshoe pit to parking and parallel to angle parking. Also mentioned missing no parking sign at 8 th /272 nd and problems with emergency vehicle access/egress.
Barry Costello	28303 Soundview Drive South	Proposed speed bump or all way stop at Redondo Way/Sound View Drive.
Joan Barker	700 South 282 nd Street #742	Problems with the curb being too high @ 282 nd & Redondo Beach Drive – 12". Salty's plantings create a blind corner. The corner turns into a lake during the rainy season.
John Sullivan	28303 Soundview Drive South	Affirmed what Barry Costello said about the 3-way stop and school bus stop safety. Good job being done on taking care of Wooton park.
Orrin Maly	28303 Soundview Drive South	Would like to see Redondo Beach go all the way to Salt Water State Park. Use wooded area east of Wooton Park for parking. 4 th Avenue South out of Redondo; Speed limit is 25 mph and should be changed to 15 mph.
Pat Daniel	1313 South 279 th Street	Complained about visibility on South 279 th Street due to overgrown blackberries.
Don Grassell	1321 South 279 th Street	Only 2 streetlights on a 3-block long street. Need to be more and he will help pay for them. Has a concern with break ins – his house was broken into when wife/granddaughter were there and it took the police 47 minutes to get there.
Bert Markel	1831 Soutj 268 th St #19	Concern with the Secona mobile home park that once supported small families and now supports multi-generational families and mobile homes being added onto without proper permits. Also lack of commercial management.
Rick Johnson	28624 Redondo Beach South	Concerned with the amount of car vandalism and noise at night. Feels the area needs more police presence and surveillance cameras in public areas.
Leonard Hicks	12185 257 th Place	Signed up but made no comments.
Gene Auchziger	28708 Soundview Drive South	Suggested charging for parking because most people that use the Redondo area are not residents.
Jerry Kingen	Salty's @ Redondo	Said he would help with the crosswalk then light it.
Sandra Babbit	26425 7 th Avenue South	Trees on both sides of Woodmont Beach Drive need to be checked as it looks like they are ready to fall down. Car prowls seem to be increasing along with vandalism and burglary. Wants speed bumps on 8 th Avenue South
David Toppeno	2018 South 233 rd Street	Spoke about critical areas list and is concerned about trees in ravines that need to be maintained but can't without extensive permitting process because of critical areas restrictions. Wants a certified arborist report to be sufficient for tree work.
Vick Anderson	27036 8 th Avenue South	Spoke about trees and deep ditches on his street that has little runoff. Concern with the street sweepers going through when there are no

Richard Leeds	27915 10 th Avenue South	sidewalks and seems to make more of a mess by sweeping shoulder gravel onto roads. Questioned need for any street sweeping. Would like to have an activities center in his end of town. Spoke about parks, drainage, rain gardens and pervious surfaces along with more parks. Remarked that the police response was slow and asked that the number of police be based on the number of people that use the boardwalk. Comments pertaining to re-stripping the parking lots to generate more money and solve some safety issues. Provide a fenced dog-walk in Wooton Park to increase sense of community and for neighbors to meet each other. Sell advertising on the fencing to help pay for the dog area and for fighting crime. Agreed to help fund the fence himself. Has concerns regarding vacant homes and neighbors that have junk in their yards. Issues regarding sinking pavement and standing water. Her car high centers going out of the driveway. Too many blackberry bushes and sidewalk plantings not being maintained. No sidewalks or street lights on 268 th and it is very dark. Concern about noise that goes on for hours with car radios being on too loud in the parking lot. Concerned about speeding and wants a portable speed monitor on 10 th Ave S. Spoke about the upcoming National Night Out.
Thomas Cameron	28313 ??	
Gerald McLaughlin	28436 Marine View Drive	
Lisa Williams	26715 16 th Place South	
Hope Steele	28303 Soundview Drive	
Norm McDonald	908 279 th Place	
Nadia Curtis	27319 10 th Place South	

ACTION/DIRECTION

Notes were taken, and action will follow in the coming days and weeks..

Mayor Kaplan thanked everyone for coming. He said limitation of resources does not make problems go away and anything that can be done will be done.

City Manager Piasecki provided his phone number, 206.870.6550 and the phone number of the Public Works Department, 206.870.6525.

NEXT MEETING DATE: July 26, 2012, City Council Regular Meeting

ADJOURNMENT

There being no further business to come before the City Council, Councilmember Musser moved to adjourn; Councilmember Burrage, second. The motion passed 7-0.

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Sandy Paul CMC
City Clerk

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Barton Zoning Reclassification

FOR AGENDA OF: July 26, 2012

ATTACHMENTS:

1. Draft Ordinance 12-107
2. Ordinance 1528
3. Project Narrative
4. SEPA Notice of Adoption
5. Subject Site and Vicinity Map
6. Existing Comprehensive Plan
7. Existing Zoning Map
8. Proposed Zoning Map
9. Noise Contour Map
10. Barton Zoning Reclassification Only

DEPT. OF ORIGIN: Planning, Building, & Public Works

DATE SUBMITTED: July 16, 2012

CLEARANCES:

- ☒ Legal PB
- ☐ Finance N/A
- ☐ Marina N/A
- ☐ Parks, Recreation & Senior Services N/A
- ☒ Planning, Building & Public Works AA
- ☐ Police N/A
- ☐ Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: AA

Purpose and Recommendation:

The purpose of this public hearing is to seek the City Council's approval of Draft Ordinance 12-107 related to a zoning reclassification from Residential Single Family (RS-7200) to Business Park (B-P) for specific properties in the northeastern corner of the North Hill Neighborhood designated BP-Business Park by the *Des Moines Comprehensive Plan*. Administration requests that the City Council approve the proposed zone reclassification by passing the following motions:

MOTIONS:

Motion 1: "I move to suspend City Council Rule 26a to consider Draft Ordinance 12-107 on first reading."

Motion 2: "I move to adopt Draft Ordinance 12-107 amending DMMC 18.80.010 modifying the official zoning map of the City of Des Moines."

Background:

As part of the 2011 Comprehensive Plan Amendments, the City received a request from Richard J. and Charlotte F. Williams to change the preferred land use designation established by the *Des Moines Comprehensive Plan* from SF-Single Family Residential to BP-Business Park for the property located at 19659 Des Moines Memorial Drive. This property is commonly known as the "Barton Site", because of its past ownership. On December 1, 2011, the City Council adopted Ordinance 1528 adopting the 2011 Comprehensive Plan Amendments, which included among other items, changing the land use designation of the Barton Site and five surrounding properties (identified as Lots A – E) from SF-Single Family to BP-Business Park as illustrated on **Attachment 6**.

State Environmental Policy Act

Draft Ordinance 12-107 requires review under the State Environmental Policy Act (SEPA) – Chapter 43.21C RCW as a non-project action.

The City's SEPA Responsible Official reviewed the content of the DNS and associated SEPA Checklist for the 2011 Comprehensive Plan Amendments, under file number LUA2011-0028, which included an evaluation of the impacts associated with changing the land use designation on property in the northeastern corner of the North Hill Neighborhood from Single-Family to Business Park. This SEPA analysis was also sufficient to address the likely environmental impacts associated with the proposed zoning reclassification from Residential Single Family – 7,200 (RS-7200) to Business Park (B-P). Following this review, the SEPA Responsible Official issued a Notice of Adoption of Existing Environmental Documents adopting the documents in **Attachment 4** pursuant to WAC 197-11-630 in order to fulfill the environmental review requirements of SEPA.

Notice Requirements

Amendments to the official zoning map are considered Type IV Land Use Actions pursuant to DMMC 18.56.060(1) and as such require a public hearing with the City Council pursuant to DMMC 18.56.180 and 18.60.040. Notice of the public hearing was posted at the City's official posting locations, the City website, the Seattle Times, provided to all properties owners subject to the zoning reclassification, and to all properties within 300 feet of the area under consideration to be rezoned as required by DMMC 18.60.120(3).

Planning Agency Review

The Planning Agency reviewed the requested zoning reclassification during its regular meeting on June 4, 2012. The Planning Agency recommended that the City Council change the zoning on all properties designated BP-Business Park as part of this request under an "area-wide" zoning reclassification in order to achieve consistency with the Comprehensive Plan land use designations. This recommendation has been incorporated into the Draft Ordinance included as **Attachment 1**.

Discussion:

The *Des Moines Comprehensive Plan* Land Use Element (Chapter 2) establishes preferred land use designations to reflect the desired zoning for all properties within the City. Over time the zoning map is required to be amended in order to achieve consistency with the identified preferred land use designations established by a jurisdiction's comprehensive plan which is the starting point for any planning process and the centerpiece of local planning. This concept is also one of the key requirements established by Policy 2-03-12 and Strategy 2-04-03 of the *Des Moines Comprehensive Plan* which states that the City must create consistency between the preferred land use designation and adopted zoning map. The Barton Site and five surrounding properties (identified as Lots A – E in **Attachment 6**) are not in compliance with this fundamental planning principle. The properties are currently zoned RS-7200 which is inconsistent with the BP preferred land use designation. The zoning classification on the subject properties should be changed to Business Park in order to effectuate the City Council's decision in 2011 to re-designate the properties to BP. This Business Park zoning designation is consistent with all other properties with the land use designation of BP. Maps illustrating the current and proposed zoning classifications are included as **Attachments 7 and 8** respectfully.

The decision to re-designate the properties was based on the fact that the properties are south of Seattle-Tacoma International Airport (Sea-Tac Airport) and within the South Airport Transition Zone (ATZ) for the third runway. The properties are heavily impacted by noise from airplanes taking off and landing, making it untenable for residential use. In addition, the northeastern edge of the property abuts the proposed State Route 509 which makes it better suited for business park development rather than single family residential.

The Port of Seattle's (the Port) current *Seattle-Tacoma International Airport FAR Part 150 Study* (Part 150 Study) (2002) Figure C39 illustrates that the subject properties are located within 65 Day-Night Average Sound Level (DNL). The Port is currently updating the 2002 Part 150 Study which requires the Port to update the noise contours. The draft version of the Projected 2016 65 DNL noise contour illustrated that the properties will remain in the 65 DNL (**Attachment 9**). Within the 65 DNL noise contour residences and noise-sensitive public use facilities (e.g., libraries, churches, schools, nursing homes, and hospitals) are general considered incompatible uses with the operations of the Sea-Tac Airport. However, the 2002 Part 150 Study identifies office buildings, wholesale, retail, utilities, government services and parking as compatible land uses within the 65-70 DNL noise level contour.

The properties are also located within South Approach Transition Zone (ATZ) of Sea-Tac Airport's third runway. The South ATZ area is located directly at the south end of the Runway Protection Zone (RPZ) where aircraft pass overhead at low altitudes. Preliminary findings of the update to the 2002 Part 150 Study suggest that residential properties located within the South ATZ for the third runway be purchased via a voluntary acquisition program. To date, sixteen single-family and six apartment buildings remain in the South ATZ. Nine of the sixteen single-family homes are located within the area proposed to be rezoned to Business Park. The other residential units are located in the City of SeaTac. Eventually, the Port envisions that the properties within the South ATZ would be rezoned to allow uses that are "airport noise compatible."

The proposed zoning reclassification will ensure that the land uses permitted in this area are compatible with Sea-Tac Airport as required by RCW 36.70.547.

Further, adjacent properties to the north and east within the City of SeaTac on the north side of South 194th Street are designated Residential Medium Density and Commercial High Density while the properties on the east side of Des Moines Memorial Drive are designated for Industrial uses.

Alternatives:

The City Council has the following alternatives:

- **Alternative 1: Do Nothing**

The City Council may determine that particular conditions exist that warrant denying the zoning reclassification; however, these conditions would have to be clearly articulated. This is not the recommended alternative.

- **Alternative 2: Approve of the Barton Zoning Reclassification Only**

The City Council could amend Draft Ordinance 12-107 so that the zoning reclassification applies only to the Barton site illustrated on **Attachment 10** and adopted the Draft Ordinance on first reading or send the amended Draft Ordinance to a second reading. This is not the recommended alternative.

- **Alternative 3: Approve Zoning Reclassification on first reading.**

The City Council could adopt Draft Ordinance 12-107 on first reading changing the zoning classification from Residential Single Family – 7,200 to Business Park on the Barton property and the other five similarly situated properties located nearby. When combined, the zoning reclassification would create a contiguous business and commercial area approximately 15.59 acres in size. These changes would also reduce the likelihood of future land use conflicts related to the establishment of single family residences within the South Airport Transition Zone for the 3rd runway at Sea-Tac Airport and designated industrial lands to the north and east that are located within the City of SeaTac. This is the recommended option.

This option is only available if the City Council also adopted Draft Ordinance 12-019 on first reading at the Public Hearing on July 26, 2012. Draft Ordinance 12-019 amends the Business Park Zone in order to establish development regulations for Business Park-zoned properties outside of the North Central Neighborhood.

- **Alternative 4: Move the Zoning Reclassification to a second reading.**

The City Council could move Draft Ordinance 12-107 to a second reading. This option is required if the City Council also moved Draft Ordinance 12-019 to a second reading. This is not the recommended option.

Financial Impact:

The zoning reclassification will allow for the redevelopment of property for business park uses. Future development of the property would likely provide economic benefits¹ to the City:

- **Jobs:** While exact users have not yet been established, similar scaled developments have produced activities that support up to 200 permanent jobs onsite. Additionally a number of construction jobs will be generated during the development of the property.
- **On-going Tax Revenues:** The City could likely receive on-going annual revenues of up to \$275,000 as a result of the development of the property.
- **Construction Tax Revenues:** The value of the construction of buildings and other site improvements upon completion could be up to \$15 million. The City's portion of the direct, one-time tax revenues generated onsite from construction could be up to \$180,000.

Recommendation/Conclusion:

The zoning reclassification to Business Park will bring the property into compliance with the Growth Management Act (Chapter 36.70A RCW) and allow the property owner(s) to develop the property with uses that are compatible with the Airport and other nearby uses. Specifically, approving the zoning reclassification will implement the following City goals and objectives:

- **City Council 2012 Objectives:** A Strategic Objective of the City Council is to foster the development of the properties which create an additional revenue source to address the City's structural deficit.
- **Des Moines Comprehensive Plan:** The proposed zoning reclassification will ensure the siting of compatible uses adjacent to the Sea-Tac Airport as direct by Land Use Element Policy 2-03-11.
- **Des Moines Municipal Code:** A primary purpose and objective of the Business Park (B-P) zone is to provide suitable areas of the city for development of compatible professional office and wholesale trade uses that provide for the planned economic development of the City.

Therefore, Administration requests that the City Council approve the zoning reclassification of the Barton site and the five adjacent properties in the North Hill Neighborhood.

Concurrence:

The recommended action received a "do pass" recommendation from the Planning Agency.

¹ Revenue and Job estimates are based on the multipliers established in the *Des Moines Creek Business Park Economic Benefit Estimates* December 8, 2006 and preliminary discussion with the property owner regarding the scale and scope of the proposed development.

DRAFT ORDINANCE NO. 12-107
Development Services First Draft
June 25, 2012

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON, amending the official zoning map of the City of Des Moines in order to change the zoning classification for specific properties currently zoned Residential Single Family - 7,200 (RS-7200) to Business Park (B-P).

WHEREAS, the Preferred Land Use Designation of approximately 15.59 acres of property in the northeastern corner of the North Hill Neighborhood was changed from Single Family (SF) to Business Park (BP) as part of the *2011 Des Moines Comprehensive Plan Amendments*, and

WHEREAS, the primary purpose of the zoning code as provided in Chapter 18.06 DMMC, is for the orderly development of property in the City and to prevent the intrusion of incompatible uses which would damage the security and stability of land and improvements, and

WHEREAS, the property's current zoning classification is inconsistent with the Preferred Land Designation of Commercial established by the Figure 2-06 of the *City of Des Moines Comprehensive Plan*, and

WHEREAS, the SEPA Responsible Official issued a *Notice Adoption of Existing Environmental Documents* on June 26, 2012 adopting the DNS and associated SEPA Checklist for the *2011 Comprehensive Plan Amendments* prepared by the City of Des Moines under file number LUA2011-0028 pursuant to WAC 197-11-630 to fulfill the requirements of SEPA, and

WHEREAS, on June 4, 2012, the Des Moines Planning Agency reviewed the proposed site specific rezone during a public meeting and recommended approval, and

WHEREAS, notice of the public hearing was given to the public in accordance with law and a public hearing was held on July 26, 2012, and all persons wishing to be heard were heard, and

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

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

Sec. 1. Findings of fact. The findings of fact and conclusions set forth in Exhibit A, attached hereto and incorporated by this reference, are adopted in full by the City Council in support of its decision to change the zoning classification for the area described in Section 2 of Draft Ordinance 12-107.

Sec. 2. Area of Zone Reclassification. The zoning classification of the following legally described property and depicted on the attached map (incorporated herein by this reference) entitled Exhibit "B" is amended from Residential Single Family - 7,200 (RS-7200) to Business Park (B-P):

That Portion of the Northeast Quarter located in Section 05 Township 22 North Range 04 East of the W.M., in King County, Washington described as follows:

Beginning at the northeastern corner of Lot 18 of Block 3 Lowe's Terrace No. 8 filed in Volume 50 of Plats, Page 88, Records of King County, Washington;

THENCE S 0° 13' 32" W 532.48 feet;

THENCE N 87° 25' 29" W 124.81 feet;

THENCE S 0° 50' 59" E 362.73 feet;

THENCE S 87° 19' 52" E 355.70 feet;

THENCE S 01° 54' 56" E 363.87 feet;

THENCE N 87° 12' 59" W 240.54 feet to the westerly margin of Des Moines Way;

THENCE north easterly along the westerly margin of Des Moines Way to the south margin of South 194th Street;

THENCE westerly along the southerly margin of South 194th Street 788.48 feet to northeastern corner of Lot 18 of Block 3 Lowe's Terrace 8 filed in Volume 50 of Plats, Page 88, Records of King County, Washington and the Point of Beginning.

EXCEPT that portion thereof condemned by the State of Washington under King County Superior Court No. 05-2-39263-1KNT

Sec. 3. Official Zoning Map Adoption. DMMC 18.80.010 and section 1 of Ordinance No. 179 amended by section 1 of Ordinance

No. 1235, amended by section 8 of Ordinance No. 1237, amended by section 1 of Ordinance No. 1261, amended by section 1 of Ordinance No. 1267, amended by section 1 of Ordinance No. 1289, amended by section 1 of Ordinance No. 1372 amended by section 5 of Ordinance No. 1397 amended by section 1 of Ordinance 1420 amended by section 2 of Ordinance 1431 amended by section 2 Ordinance 1520 are each amended as follows:

18.80.010 Designated.

The map filed in the City Clerk's office and marked Exhibit "EC" to Ordinance No. ~~1520-12-107~~ and adopted ~~October 13, 2011~~ July 26, 2012, constitutes the zoning map for the City. The map referenced herein supersedes all previously adopted maps. If the designations of the map are found to be in conflict with other land use designations, the map is deemed to control. Conditional rezones or other special zoning designations shall be clearly outlined on the map along with the associated ordinance number.

Sec. 4. 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. 5. 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 ____th day of July, 2012 and signed in authentication thereof this ____th day of July, 2012.

Ordinance No. 12-107
Page 4 of 7

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Effective Date: _____

Published: _____

EXHIBIT A TO DRAFT ORDINANCE NO. 12-107

FINDINGS of FACT

1. RCW 36.70.547 requires that, "[E]very county, city, and town in which there is located a general aviation airport that is operated for the benefit of the general public, whether publicly owned or privately owned public use, shall, through its comprehensive plan and development regulations, discourage the siting of incompatible uses adjacent to such general aviation airport."
2. *Des Moines Comprehensive Plan* Policy 2-03-11 directs the City to "[R]egulate the siting of incompatible uses adjacent to the Sea-Tac airport, as defined in RCW 36.70.547 and the Washington State Department of Transportation's *Airports and Compatible Land Use Volume 1* (1999)."
3. The properties are located between the 65 Day-Night Average Sound Level (DNL) and 70 DNL noise level contours as established *Seattle-Tacoma International Airport FAR Part 150 Study Update* (hereinafter Part 150 Study) (2002) Figure C39 pg C.89.
4. The 2002 Part 150 Study Figure C9 (pg C.25) identifies office buildings, wholesale, retail, utilities, government services and parking as a compatible land use within the 65-70 DNL noise level contour without noise restrictions.
5. The 2002 Part 150 Study Figure C9 (pg C.25) identifies residence as an incompatible land use within the 65-70 DNL noise level contour and should be prohibited.
6. The properties are located within the draft version of the Projected 2016 65 DNL noise level contour. The final adopted Projected 2016 65 DNL noise contour will be included in the update to the 2002 Part 150 Study currently being prepared by the Port of Seattle.
7. *Des Moines Comprehensive Plan* Policy 2-03-12 directs the City to "[R]ecognize the City of Des Moines Comprehensive Plan Preferred Land Use Maps, Figures 2-3 through 2-11, as the official land use maps of the City of Des Moines, providing a geographic representation of the Land Use Element Goal and Policies. Recognize 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."

8. *Des Moines Comprehensive Plan* Strategy 2-04-03 requires the City to "[C]reate consistency between the uses designated in the City of Des Moines Comprehensive Plan with those designated on the City of Des Moines Zoning Map."
9. *Des Moines Comprehensive Plan* Strategy 2-04-05 states that, "Zoning should be brought into conformance with the City of Des Moines Comprehensive Plan Land Use Map."
10. *Des Moines Comprehensive Plan* Strategy 2-04-06 states that the City should, "[R]equire all zoning changes to conform with the land use pattern designated on the City of Des Moines Comprehensive Plan Land Use Map. Require that all rezones consider, among other relevant considerations, the following:
 - (1) The effect upon the physical and biological environments;
 - (2) The effect on the economic, social and cultural environments;
 - (3) The impact on adjacent land uses and neighborhoods; and
 - (4) The impact on community and regional facilities, utilities, and transportation."
11. On December 1, 2011, the City Council adopted Ordinance 1528 adopting the *2011 Comprehensive Plan Amendments*, which included among other items, changing the preferred land use designation for the area described in Section 2 of Draft Ordinance 12-107 from SF-Single Family to BP-Business Park.
12. The *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook* (2011) establishes six Safety Zones based on where accidents have historically been most concentrated around airports.
13. The area designated Business Park by the *Des Moines Comprehensive Plan* Figure 2-07 is wholly located in

Safety Zone 2 as such residential uses are prohibited by the *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook Appendix F - Table F-2*.

14. The area described in Section 2 of Draft Ordinance subject to this zoning reclassification to Business Park is currently zoned Residential Single Family 7,200 is inconsistent with the current preferred land use designation of Business Park (BP) established by City of Des Moines Comprehensive Plan Figure 2-06.
15. Draft Ordinance 12-107 contains substantive standards respecting the use or modification of the environment which require review under the State Environmental Policy Act (SEPA) - Chapter 43.21C RCW as a non-project action.
16. The City's SEPA Responsible Official reviewed the content of the DNS and associated SEPA Checklist for the 2011 Comprehensive Plan Amendments prepared by the City of Des Moines under file number LUA2011-0028 which included an evaluation of the impacts associated with changing the Land Use Designation on property in the northeastern corner of the North Hill Neighborhood from Single-Family to Business Park.
17. The City's SEPA Responsible Official determined the analysis within the SEPA checklist was sufficient to address the likely environmental impacts associated with the proposed zoning reclassification from Residential Single Family - 7,200 (RS-7200) to Business Park (B-P) adopted these documents on June 26, 2012 pursuant to WAC 197-11-630 in order to fulfill the environmental review requirements of SEPA.
18. Amendments to official zoning map are considered Type IV Land Use Actions pursuant to DMMC 18.56.060(1) and as such require a public hearing with the City Council pursuant to DMMC 18.56.180 and 18.60.040.
19. Notice of the public hearing was posted at the City's official posting locations, the City website, the Seattle Times, provided to all properties owners subject to the zoning reclassification, and to all properties within 300 feet of the area under consideration to be rezoned as required by DMMC 18.60.120(3).

LUA2012-0012 Rezone

EXHIBIT B

80 40 0 80 160 240

Scale in Feet

1 inch equals 200 feet



File: LUA2012-0012_Rezone.pdf
Map Generated: Jun 29, 2012
©2012 City of Des Moines GIS



S 193RD PL

10TH CT S

11TH PL S

S 194TH ST

825 831 901 907 913

19411

1015

1037

19410

1021

1045

19417

19416

1017

1019

828 834

840

19423

19422

846

852 858

19428

833

839

845

19434

869

857 863

S 195TH ST

838

846

852

19600

B-P

19603

S 196TH ST

S 196TH PL

12TH PL S

10TH AVE S

S 197TH ST

DES MOINES MEMORIAL DR S

12TH LN S

11TH AVE S

Legend

Residential

RS-7200 Residential: Single Family 7200

Commercial

B-P Business Park

Jurisdictions

SeaTac

Des Moines City Limits

RS-7200

1006

1002

1010

1018

S 198TH PL

19802

1019

19810

19809

19820

19830

19825

19659

17

15

Zoning Map

- **R-SE Residential Suburban Estates**
- **R-SR Residential Suburban Residences**
- **R-15,000 Residential Single Family 15,000**
- **R-9,500 Residential Single Family 9,500**
- **R-8,400 Residential Single Family 8,400**
- **R-7,200 Residential Single Family 7,200**
- **R-4,000 Residential Single Family 4,000**
- **R-A Residential Attached**
- **Townhomes & Duplex**
- **RM-2,400 Residential Multifamily 2,400**
- **RM-1,800 Residential Multifamily 1,800**
- **RM-900 Residential Multifamily 900**
- **RM-500A Residential Multifamily 500A**
- **RM-500B Residential Multifamily 500B**
- **RM-500C Residential Multifamily 500C**
- **RM-500D Residential Multifamily 500D**
- **RM-500E Residential Multifamily 500E**
- **RM-500F Residential Multifamily 500F**
- **RM-500G Residential Multifamily 500G**
- **RM-500H Residential Multifamily 500H**
- **RM-500I Residential Multifamily 500I**
- **RM-500J Residential Multifamily 500J**
- **RM-500K Residential Multifamily 500K**
- **RM-500L Residential Multifamily 500L**
- **RM-500M Residential Multifamily 500M**
- **RM-500N Residential Multifamily 500N**
- **RM-500O Residential Multifamily 500O**
- **RM-500P Residential Multifamily 500P**
- **RM-500Q Residential Multifamily 500Q**
- **RM-500R Residential Multifamily 500R**
- **RM-500S Residential Multifamily 500S**
- **RM-500T Residential Multifamily 500T**
- **RM-500U Residential Multifamily 500U**
- **RM-500V Residential Multifamily 500V**
- **RM-500W Residential Multifamily 500W**
- **RM-500X Residential Multifamily 500X**
- **RM-500Y Residential Multifamily 500Y**
- **RM-500Z Residential Multifamily 500Z**
- **RM-500AA Residential Multifamily 500AA**
- **RM-500AB Residential Multifamily 500AB**
- **RM-500AC Residential Multifamily 500AC**
- **RM-500AD Residential Multifamily 500AD**
- **RM-500AE Residential Multifamily 500AE**
- **RM-500AF Residential Multifamily 500AF**
- **RM-500AG Residential Multifamily 500AG**
- **RM-500AH Residential Multifamily 500AH**
- **RM-500AI Residential Multifamily 500AI**
- **RM-500AJ Residential Multifamily 500AJ**
- **RM-500AK Residential Multifamily 500AK**
- **RM-500AL Residential Multifamily 500AL**
- **RM-500AM Residential Multifamily 500AM**
- **RM-500AN Residential Multifamily 500AN**
- **RM-500AO Residential Multifamily 500AO**
- **RM-500AP Residential Multifamily 500AP**
- **RM-500AQ Residential Multifamily 500AQ**
- **RM-500AR Residential Multifamily 500AR**
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- **RM-500AV Residential Multifamily 500AV**
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- **RM-500AX Residential Multifamily 500AX**
- **RM-500AY Residential Multifamily 500AY**
- **RM-500AZ Residential Multifamily 500AZ**
- **RM-500BA Residential Multifamily 500BA**
- **RM-500BB Residential Multifamily 500BB**
- **RM-500BC Residential Multifamily 500BC**
- **RM-500BD Residential Multifamily 500BD**
- **RM-500BE Residential Multifamily 500BE**
- **RM-500BF Residential Multifamily 500BF**
- **RM-500BG Residential Multifamily 500BG**
- **RM-500BH Residential Multifamily 500BH**
-

- K-C Neighborhood Commercial
- B-C Business Commercial
- C-C Community Commercial
- D-C Downtown Commercial
- G-G General Commercial
- H-P Business Park
- H-C Highway Commercial
- PR-C1 Pacific Ridge Commercial 1
- PR-C2 Pacific Ridge Commercial 2

☒ Planned Unit Development

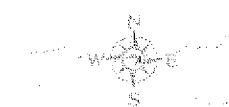
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χ^2 χ^2 Area Under the Curve Effects

N Tax Partner

Tidelands

<i>Alouatta palliata</i>	<i>Orithoeca</i>	<i>Efficient Time</i>
Adaptation of <i>Alouatta palliata</i>	1230	May 1, 1988
Flowering of <i>Orithoeca</i>	1237	May 17, 1988
Reproduction of <i>Alouatta palliata</i>	1241	June 21, 1988
Flowering of <i>Orithoeca</i>	1247	July 17, 1988
Reproduction of <i>Alouatta palliata</i>	1251	August 1, 1988
Adaptation of <i>Alouatta palliata</i>	1258	August 11, 1988
Flowering of <i>Orithoeca</i>	1264	August 17, 1988
Reproduction of <i>Alouatta palliata</i>	1267	August 21, 1988
Flowering of <i>Orithoeca</i>	1271	August 27, 1988
Reproduction of <i>Alouatta palliata</i>	1274	August 31, 1988
Flowering of <i>Orithoeca</i>	1278	September 4, 1988
Reproduction of <i>Alouatta palliata</i>	1281	September 7, 1988
Flowering of <i>Orithoeca</i>	1284	September 10, 1988
Reproduction of <i>Alouatta palliata</i>	1287	September 13, 1988
Flowering of <i>Orithoeca</i>	1290	September 16, 1988
Reproduction of <i>Alouatta palliata</i>	1293	September 19, 1988
Flowering of <i>Orithoeca</i>	1296	September 22, 1988
Reproduction of <i>Alouatta palliata</i>	1299	September 25, 1988
Flowering of <i>Orithoeca</i>	1302	September 28, 1988
Reproduction of <i>Alouatta palliata</i>	1305	September 31, 1988
Flowering of <i>Orithoeca</i>	1308	October 4, 1988
Reproduction of <i>Alouatta palliata</i>	1311	October 7, 1988
Flowering of <i>Orithoeca</i>	1314	October 10, 1988
Reproduction of <i>Alouatta palliata</i>	1317	October 13, 1988
Flowering of <i>Orithoeca</i>	1320	October 16, 1988
Reproduction of <i>Alouatta palliata</i>	1323	October 19, 1988
Flowering of <i>Orithoeca</i>	1326	October 22, 1988
Reproduction of <i>Alouatta palliata</i>	1329	October 25, 1988
Flowering of <i>Orithoeca</i>	1332	October 28, 1988
Reproduction of <i>Alouatta palliata</i>	1335	October 31, 1988
Flowering of <i>Orithoeca</i>	1338	November 3, 1988
Reproduction of <i>Alouatta palliata</i>	1341	November 6, 1988
Flowering of <i>Orithoeca</i>	1344	November 9, 1988
Reproduction of <i>Alouatta palliata</i>	1347	November 12, 1988
Flowering of <i>Orithoeca</i>	1350	November 15, 1988
Reproduction of <i>Alouatta palliata</i>	1353	November 18, 1988
Flowering of <i>Orithoeca</i>	1356	November 21, 1988
Reproduction of <i>Alouatta palliata</i>	1359	November 24, 1988
Flowering of <i>Orithoeca</i>	1362	November 27, 1988
Reproduction of <i>Alouatta palliata</i>	1365	November 30, 1988
Flowering of <i>Orithoeca</i>	1368	December 3, 1988
Reproduction of <i>Alouatta palliata</i>	1371	December 6, 1988
Flowering of <i>Orithoeca</i>	1374	December 9, 1988
Reproduction of <i>Alouatta palliata</i>	1377	December 12, 1988
Flowering of <i>Orithoeca</i>	1380	December 15, 1988
Reproduction of <i>Alouatta palliata</i>	1383	December 18, 1988
Flowering of <i>Orithoeca</i>	1386	December 21, 1988
Reproduction of <i>Alouatta palliata</i>	1389	December 24, 1988
Flowering of <i>Orithoeca</i>	1392	December 27, 1988
Reproduction of <i>Alouatta palliata</i>	1395	December 30, 1988
Flowering of <i>Orithoeca</i>	1398	January 2, 1989
Reproduction of <i>Alouatta palliata</i>	1401	January 5, 1989
Flowering of <i>Orithoeca</i>	1404	January 8, 1989
Reproduction of <i>Alouatta palliata</i>	1407	January 11, 1989
Flowering of <i>Orithoeca</i>	1410	January 14, 1989
Reproduction of <i>Alouatta palliata</i>	1413	January 17, 1989
Flowering of <i>Orithoeca</i>	1416	January 20, 1989
Reproduction of <i>Alouatta palliata</i>	1419	January 23, 1989
Flowering of <i>Orithoeca</i>	1422	January 26, 1989
Reproduction of <i>Alouatta palliata</i>	1425	January 29, 1989
Flowering of <i>Orithoeca</i>	1428	February 1, 1989
Reproduction of <i>Alouatta palliata</i>	1431	February 4, 1989
Flowering of <i>Orithoeca</i>	1434	February 7, 1989
Reproduction of <i>Alouatta palliata</i>	1437	February 10, 1989
Flowering of <i>Orithoeca</i>	1440	February 13, 1989
Reproduction of <i>Alouatta palliata</i>	1443	February 16, 1989
Flowering of <i>Orithoeca</i>	1446	February 19, 1989
Reproduction of <i>Alouatta palliata</i>	1449	February 22, 1989
Flowering of <i>Orithoeca</i>	1452	February 25, 1989
Reproduction of <i>Alouatta palliata</i>	1455	February 28, 1989
Flowering of <i>Orithoeca</i>	1458	March 2, 1989
Reproduction of <i>Alouatta palliata</i>	1461	March 5, 1989
Flowering of <i>Orithoeca</i>	1464	March 8, 1989
Reproduction of <i>Alouatta palliata</i>	1467	March 11, 1989
Flowering of <i>Orithoeca</i>	1470	March 14, 1989
Reproduction of <i>Alouatta palliata</i>	1473	March 17, 1989
Flowering of <i>Orithoeca</i>	1476	March 20, 1989
Reproduction of <i>Alouatta palliata</i>	1479	March 23, 198

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21630 11th Ave S, Suite D
Des Moines, WA 98198-6398
PHONE: (206) 870-7576 • FAX: (206) 870-6544
WEB: <http://www.desmoineswa.gov>

Also Submitted: Jan 22, 2013
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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.

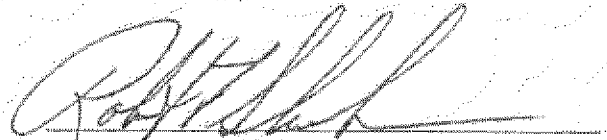
Sec. 3. Severability - Construction.

(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.


MAYOR

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.

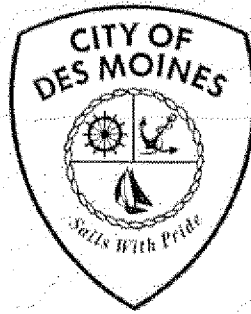
DESCRIPTION OF MAIN POINTS OF THE ORDINANCE:

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 - Reform Facility
- PR-R - Pacific Ridge Residential

COMMERCIAL

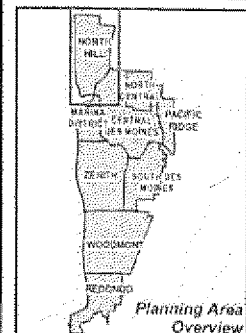
- COM - Commercial
- BP - Business Park
- PF - Public Facility
- PR-C - Pacific Ridge Commercial
- PR-M - Pacific Ridge Mixed
- PARK - Park

- Des Moines City Limits
- Streams
- Mixed Use Overlay
- Planning Area Boundary
- Public/Exempt Parcels (DM Only)
- PUD - See Plan For Details

**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. 1465, 2009
- Ord. 1425, 2008
- Ord. 1378, 2006
- Ord. 1232, 2003
- Ord. 1265, 2000
- Ord. 1238, 1999
- Ord. 1178, 1996
- Ord. 1160, 1995



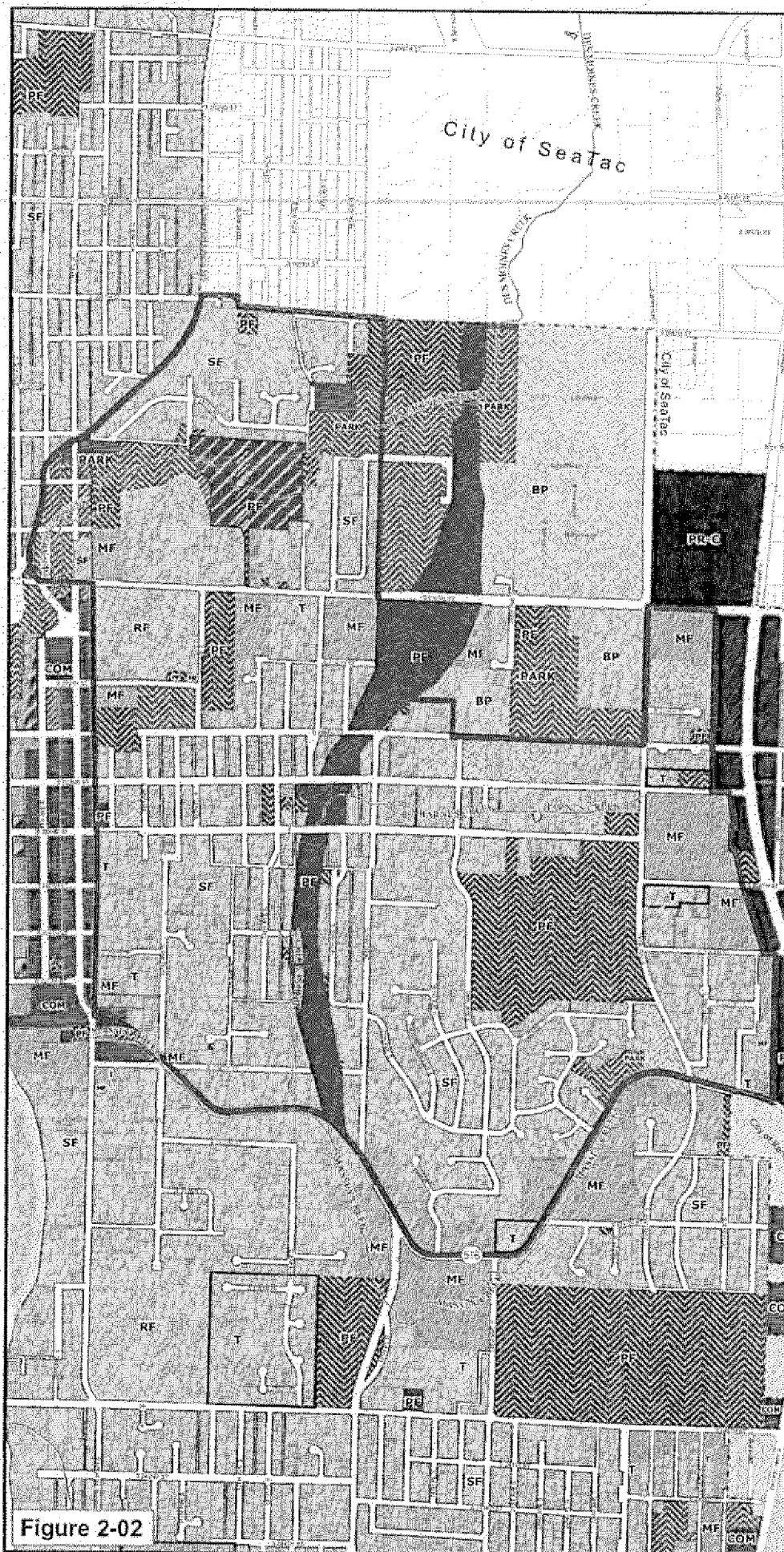
Planning, Building & Public Works

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PHONE: (206) 870-7576 * FAX: (206) 870-6544
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For Protected Land Use Mapbook and
City of Des Moines
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PUGET
SOUND

Figure 2-07



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

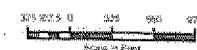
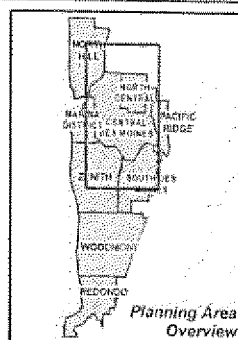
Des Moines City Limits

- Streams
- Mixed Use Overlay
- Planning Area Boundary
- Public/Exempt Parcels (DM Only)
- PUD - See Plan For Detail

**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

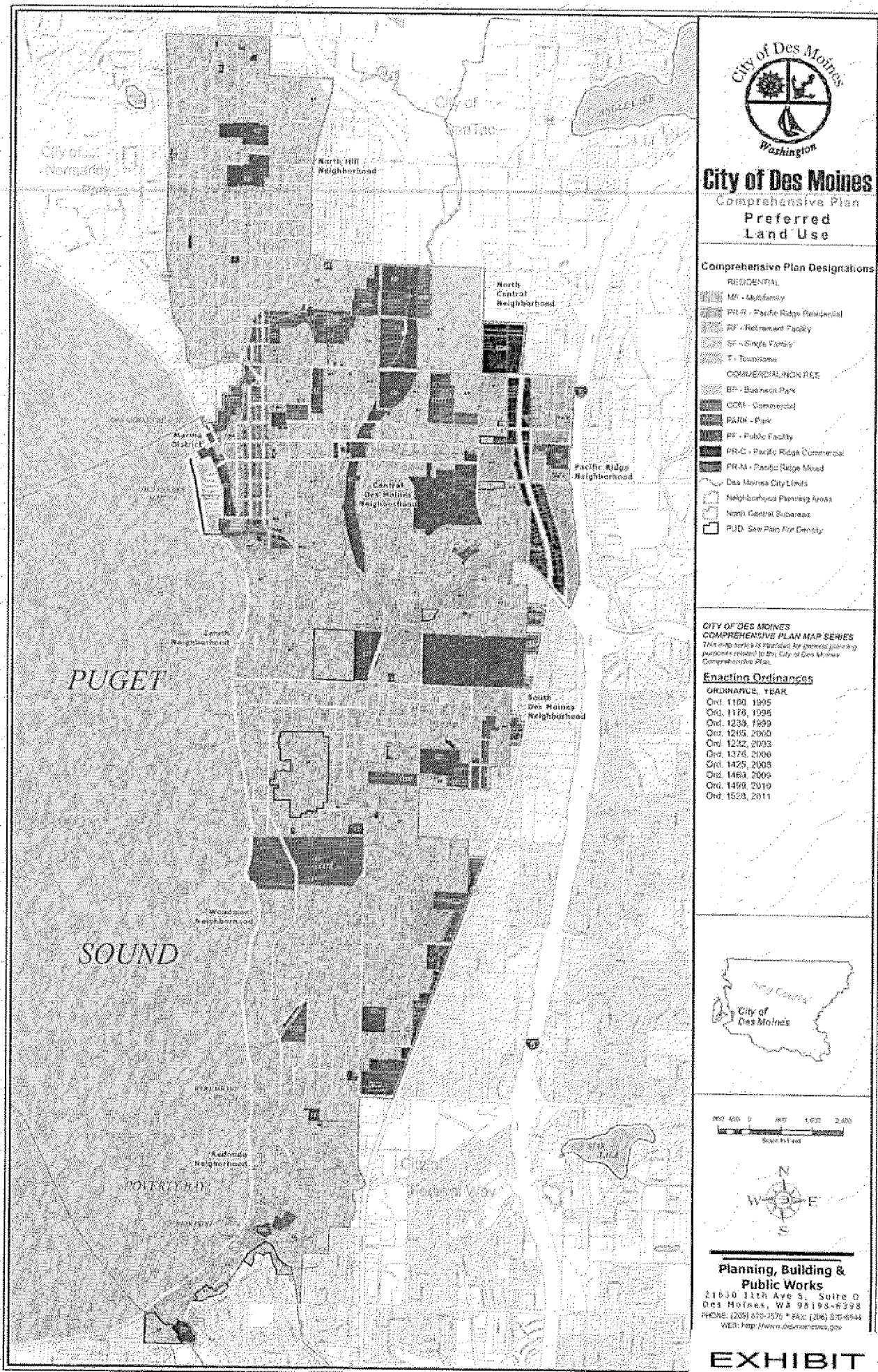
- Ord. 1528, 2011
- Ord. 1499, 2010
- Ord. 1469, 2009
- Ord. 1425, 2008
- Ord. 1376, 2006
- Ord. 1232, 2003
- Ord. 1265, 2000
- Ord. 1238, 1999
- Ord. 1178, 1998
- Ord. 1160, 1995



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
Planning, Building and Public Works
Development Services**

21630 11th Avenue South Suite D

Des Moines, WA 98198-6398

(206) 870-7576

**PROJECT NARRATIVE
FOR
BARTON PROPERTY REZONE
(APPROXIMATELY 11.5 ACRES)
DES MOINES, WASHINGTON**

MARCH 2012

Prepared By:

**Richard Williams
19904 Des Moines Memorial Drive
Seattle, WA 98148**

This is a request for a Rezone to BP Zoning for my property located near 19659 Des Moines Memorial Drive, which include parcel numbers APN # 03911740-0130, APN # 052204-9022, APN # 052204-9071, APN # 052204-9156, APN # 052204-9005, and APN # 024600-0127 owned by Richard J. and Charlotte F. Williams, from Single Family Residential to BP-Business Park Zone. All the property to the East and North, in the City limits of SeaTac, which are directly across Des Moines Memorial Drive from S. 200th to S. 188th and also the property directly across from S. 194th, are all currently comprehensive plan zoned Industrial. The proposed rezone property is located approximately 8 blocks directly South of Seattle Tacoma International Airport (Sea-Tac). In addition the property falls within the Port of Seattle's new third runway Noise Transition Zone. This property is heavily affected by the noise from the airports airplanes take off and landings, making it simply untenable for residential usage. Furthermore the Northern edge of the property abuts the currently proposed State Route 509 freeway. This property is obviously well suited and ideally located for business park development rather than single family residential.

Richard and Charlotte propose to develop this vacant property with a comprehensive master planned business park campus that would adhere to all designated and approved uses allowed under the BP-Business Park Zone. Richard and Charlotte envision this business community becoming a prosperous revenue producing trade related activity center which will help link its business tenants to local business, regional business and other world wide markets through the Sea-Tac Airport. It is our hope that this development will help create local jobs, increase the local tax base, and provide goods and services that will aid the public and provide additional benefits for Sea-Tac airports cargo and passenger businesses, which in turn, we hope, will help augment the economic activity in the area.

This site is encumbered with moderate elevation differences with steeper slopes located on the western and northern portions of the site. The site characteristics, such as the boundary layout, the wetlands and their associated buffers, and the overall site topography will be mitigated and preserved for the development to enjoy. The future site development will utilize requirements of the City of Des Moines to provide a development that meets the planning goals as set by the City's comprehensive land use plan. In locations where common area buffers are required to mediate relationships between the project and existing residential uses, we commit to thoughtfully planting each area to make sure we meet the code requirements and create a pleasing relationship between uses.

Respectfully Submitted,

Richard J. and Charlotte F. Williams
Property Owners



CITY OF DES MOINES, WASHINGTON
Planning, Building, and Public Works Department
21630 11th Avenue South, Suite D
Des Moines, WA 98198
Phone: (206) 870-7576 Fax: (206) 870-6544

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

Adoption for: ☒ DNS ☐ MDNS ☐ EIS ☐ Other: _____

Description of proposal: The City is considering a zoning reclassification of the properties in order to change the current zoning classification from Residential Single Family – 7,200 (RS-7200) to Business Park (B-P) in order to achieve consistent with the City's adopted Preferred Land Use Map.

Proponent: Richard and Charlotte Williams and the City of Des Moines

Location of proposal, including street address, if any: 19659 and 19603 Des Moines Memorial Dr. S. and 1015, 1019, 1021, 1037, and 1045 South 194th Street.

Tax Parcels: 0246000117, 0246000115, 0246000116, 0246000126, 0246000127, 0522049005, 0522049006, 0522049026, 0522049156, 0522049022, and 0522049071

Project File No: LUA2012-0012 (Barton Rezone)

Lead Agency: City of Des Moines

The City of Des Moines has review the content of the DNS and associated SEPA Checklist for the 2011 Comprehensive Plan Amendments prepared by the City of Des Moines under file number LUA2011-0028 and determine that it meets the City of Des Moines environmental review standards and needs for the above described proposal. The City of Des Moines is adopting these documents pursuant to WAC 197-11-630.

The DNS was a for a Non-Project Action to amend the City of Des Moines Comprehensive Plan and included an evaluation of the impacts associated with changing the Land Use Designation on property in the northeastern corner of the North Hill Neighborhood from Single-Family to Business Park. The analysis within the SEPA checklist is sufficient to also address the likely environmental impacts associated with the proposed zoning reclassification from Residential Single Family – 7,200 (RS-7200) to Business Park (B-P).

A copy of the DNS and the SEPA checklist are available for review in Suite D of the City of Des Moines City Hall located at 21630 11th Avenue South, Des Moines WA 98198.

Responsible Official: Grant Fredricks

Position/Title: Planning, Building, and Public Works Director
21630 11th Avenue South, Suite D
Des Moines, WA 98198

June 26, 2012

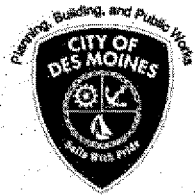
(Date)

(Signature)

Project Lead Contact: Jason Sullivan, Senior Planner, Phone (206) 870-6551

ATTACHMENT 4

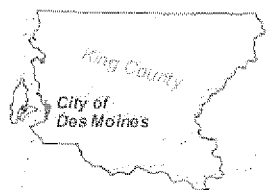
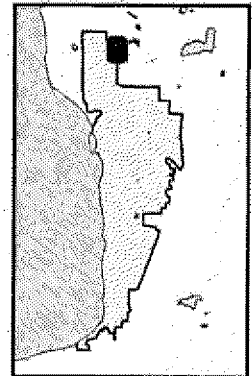
Subject Site and Vicinity Map



LUA2012-0012

Legend

 Barton Site

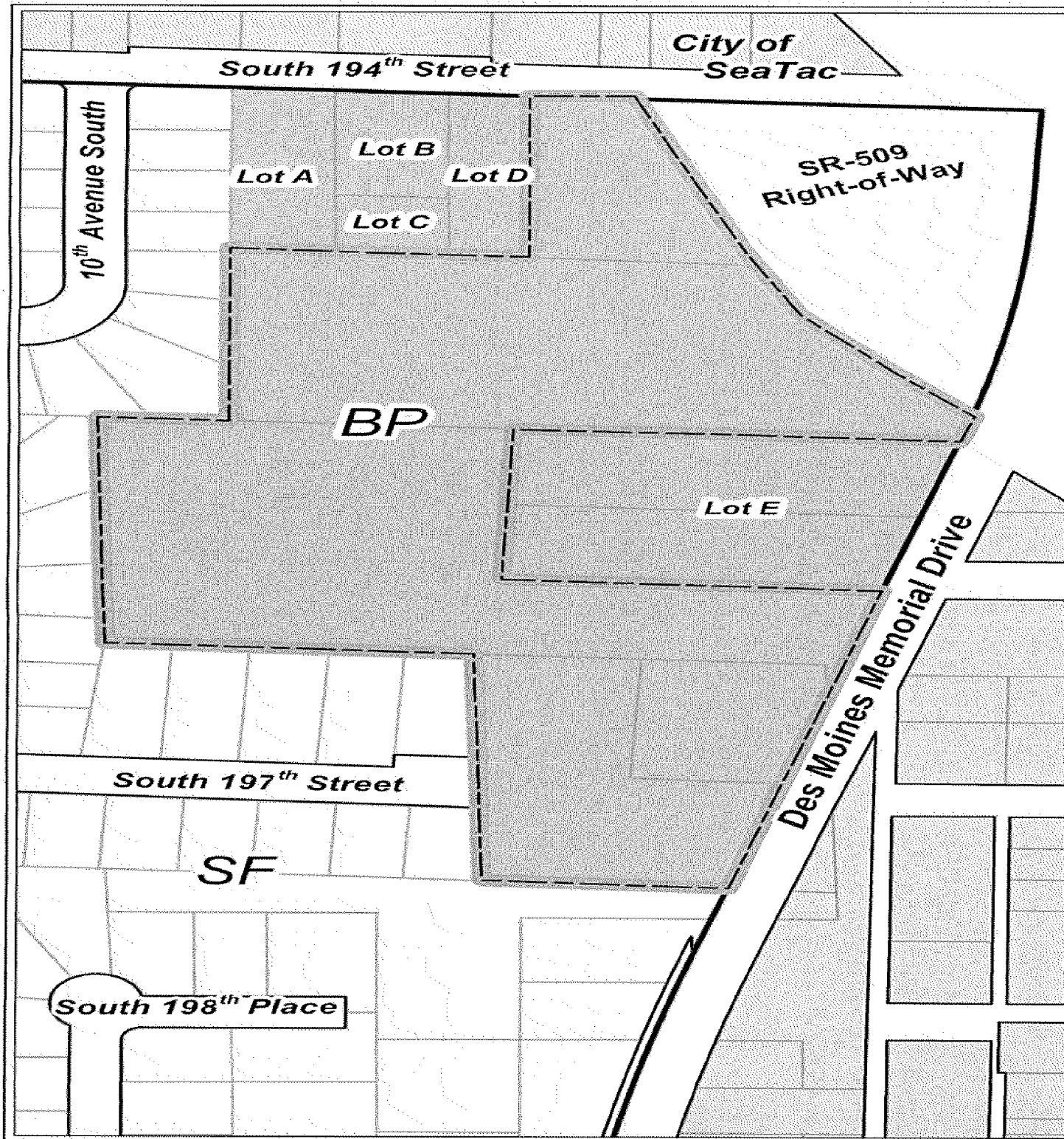


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ATTACHMENT 5



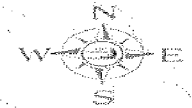
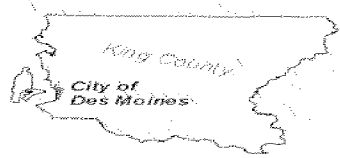
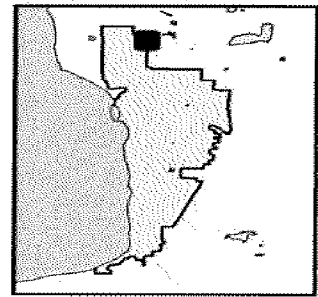
Existing Comprehensive Plan



LUA2012-0012

Legend

 Barton Site



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ATTACHMENT 6

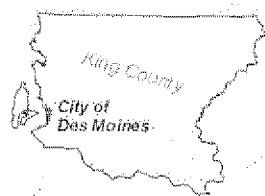
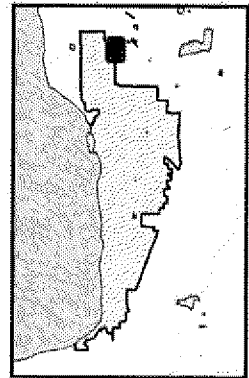
Existing Zoning Map



LUA2012-0012

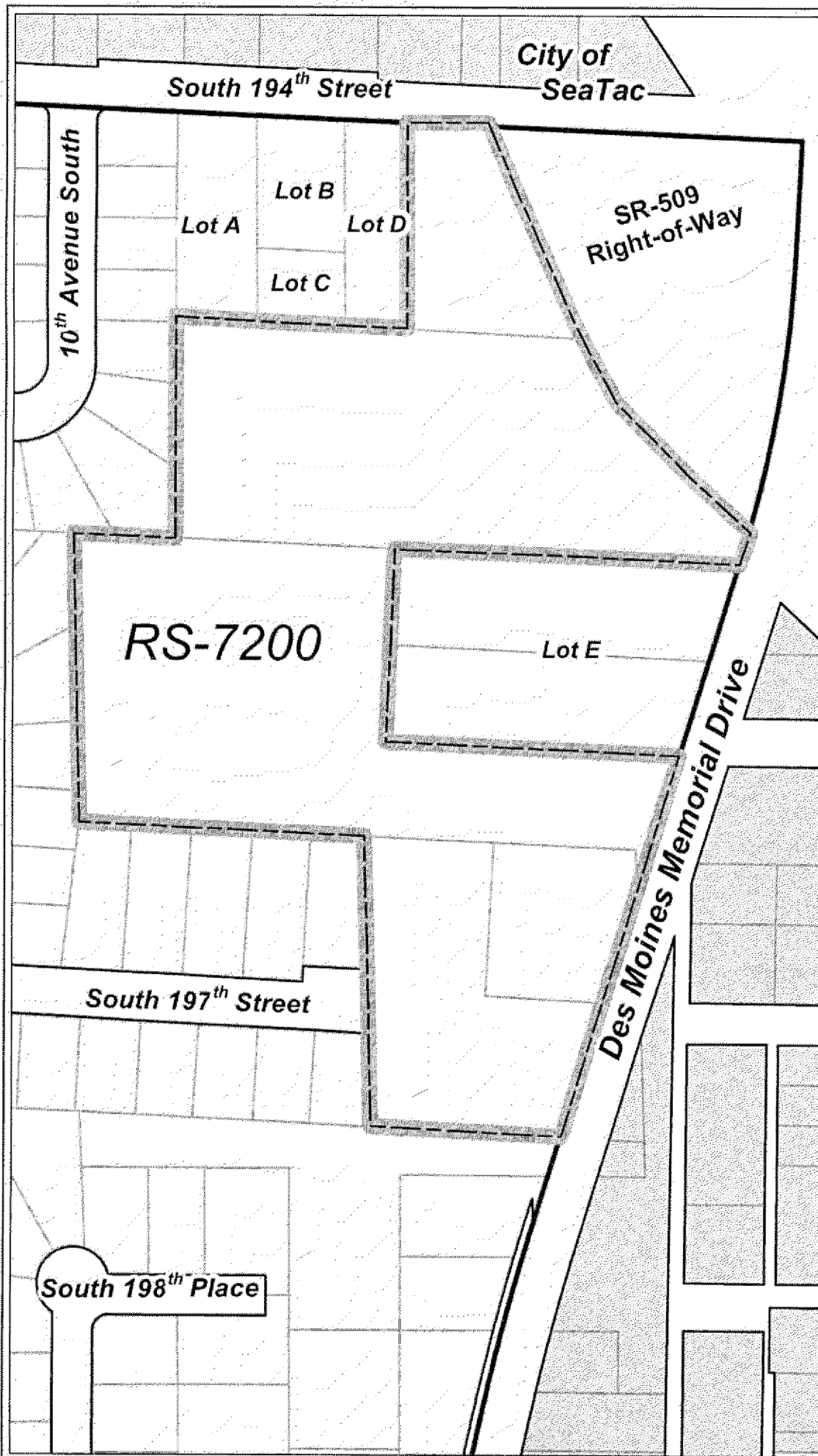
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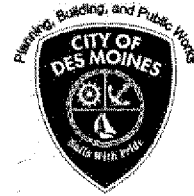


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ATTACHMENT 7



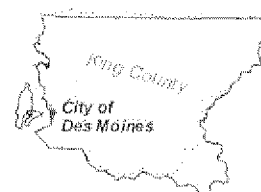
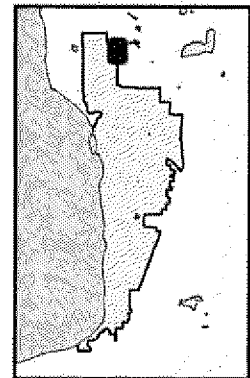
Proposed Zoning Map



LUA2012-0012

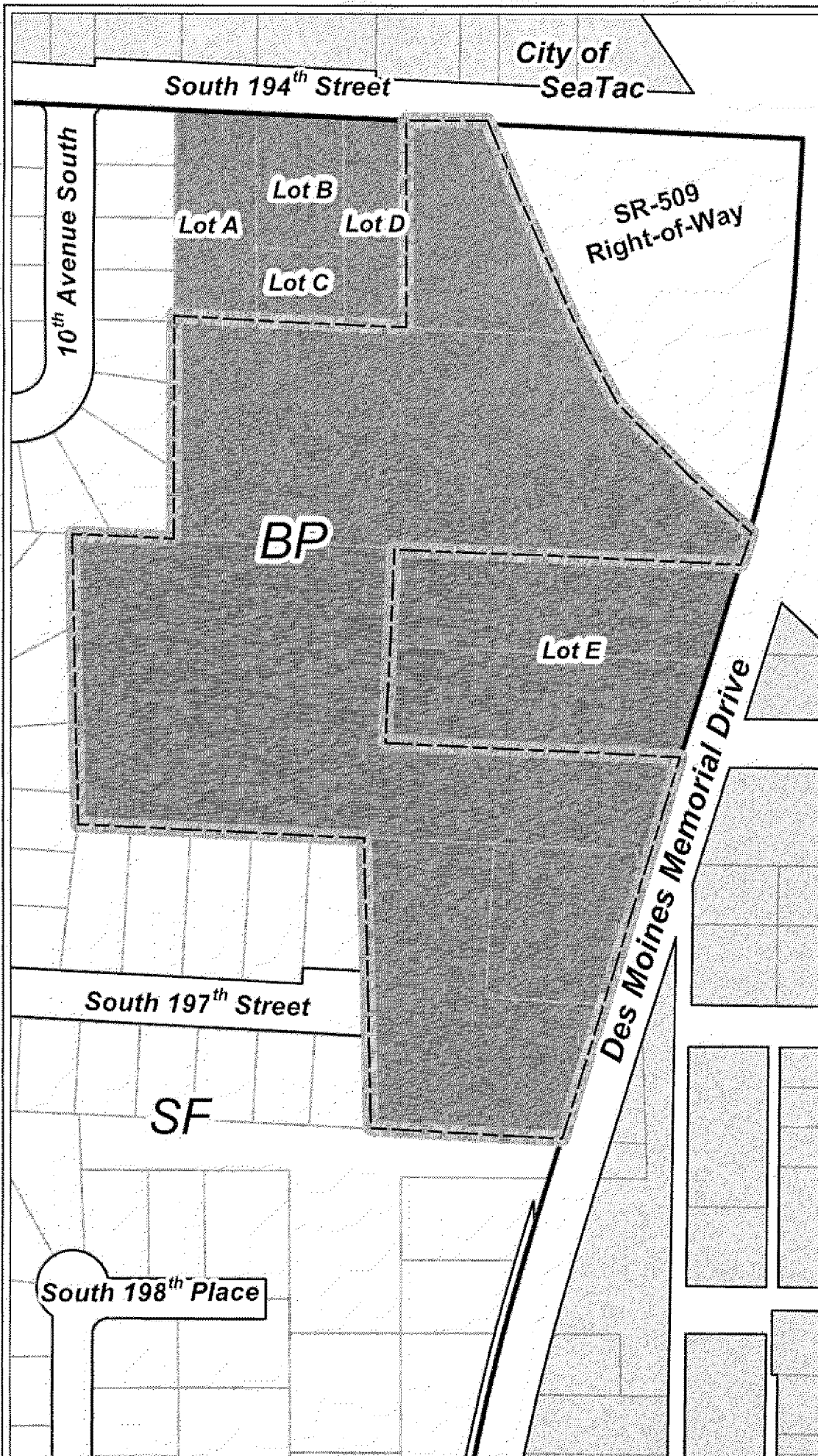
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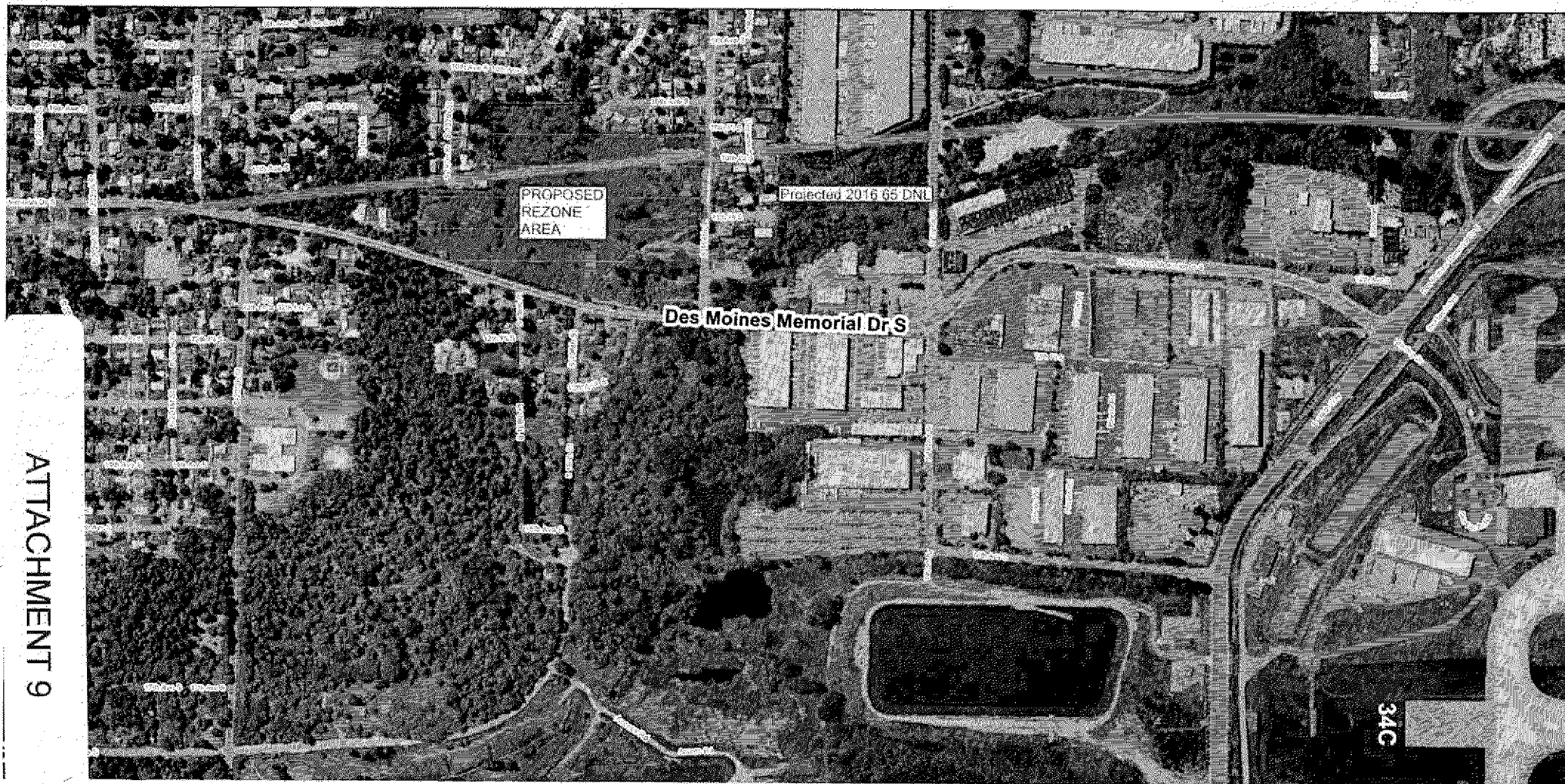
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ATTACHMENT 8

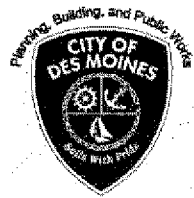


2016 Future Baseline Noise Contour - Excerpt

This noise contour represents the projected conditions in 2016 and assumes all three runways are operating. Future year noise contours are typically used to identify areas that are eligible for mitigation programs. This contour is subject to change based on revisions of input data and incorporation of measures that designed to reduce noise exposure. The Final 2016 noise contour will be available in Summer 2011.



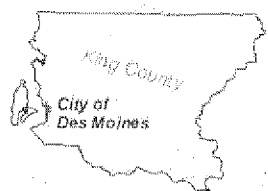
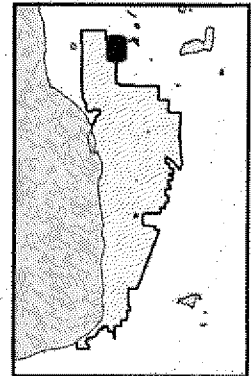
Proposed Zoning Map (Barton)



LUA2012-0012

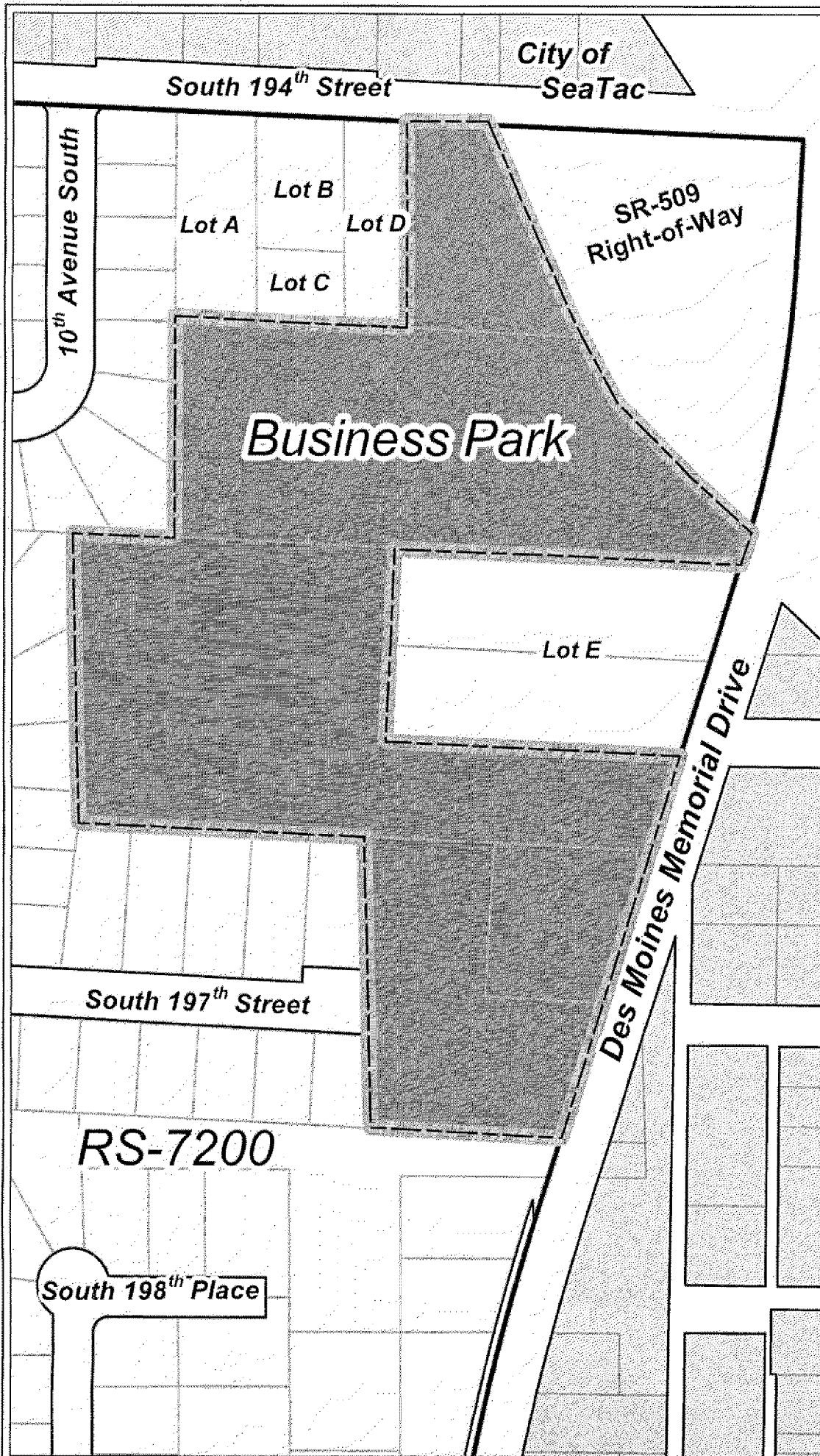
Legend

 Barton Site



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ATTACHMENT 10



AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Business Park Zone Amendments
Chapter 18.25 DMMC

FOR AGENDA OF: July 26, 2012

ATTACHMENTS:

1. Draft Ordinance 12-019
2. Neighborhood Planning Areas Map
3. North Central Planning Area Map
4. North Hill Planning Area Map
5. SEPA DNS
6. Resolution 1195
7. Department of Commerce 60 Day Letter
8. Planning Agency Minutes (2/6/12)
9. Planning Agency Minutes (3/5/12)
10. WSDOT Airport Compatibility Guidebook Appendix F
11. SeaTac Airport Runway 1 Safety Zone Map
12. SeaTac Airport Runway 3 Safety Zone Map
13. North Hill Safety Zone Overlay Map
14. North Central Neighborhood Safety Zone Overlay Map
15. Conversion Matrix – Executive Summary

DEPT. OF ORIGIN: Planning, Building and Public Works

DATE SUBMITTED: July 16, 2012

CLEARANCES:

- ☒ Legal *PD*
- ☐ Finance N/A
- ☐ Marina N/A
- ☐ Parks, Recreation & Senior Services N/A
- ☒ Planning, Building & Public Works *AA*
- ☐ Police N/A
- ☐ Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: *AA*

Purpose and Recommendation

The purpose of this public hearing is to seek the City Council's approval of Draft Ordinance 12-019 which amends the Business Park Zone codified as Chapter 18.25 DMMC. Administration requests that the City Council approve the proposed zone reclassification by passing the following motions:

MOTIONS:

Motion 1: "I move to suspend City Council Rule 26a to consider Draft Ordinance 12-019 on first reading."

Motion 2: "I move to adopt Draft Ordinance 12-019 amending the Business Park Zone codified as Chapter 18.25 DMMC."

Background

Until recently, the Business Park (B-P) Zone was limited to the North Central Neighborhood of Des Moines established by the *Des Moines Comprehensive Plan* Figure 1-01 (**Attachment 2**). As a result, when the City originally drafted the Business Park Zone, the development regulations were based on whether the property was located in North Creek Subarea and South Subarea of the North Central Neighborhood. These subareas are illustrated in the *Des Moines Comprehensive Plan* Figure 2-03 (**Attachment 3**). However, on December 1, 2011, the City Council adopted Ordinance No. 1528 which amended the official land use map re-designating properties in the northeastern portion of the North Hill Neighborhood from SF – Single Family to BP – Business Park as illustrated in the *Des Moines Comprehensive Plan* Figure 2-07 (**Attachment 4**). As currently written, the B-P Zone does not provide development regulations for these BP designated properties which are outside of the North Creek Subarea and South Subarea of the North Central Neighborhood of Des Moines. Therefore, the B-P Zone must be modified in order to regulate other properties zoned Business Park.

State Environmental Policy Act

Draft Ordinance 12-019 requires review under the State Environmental Policy Act (SEPA) – Chapter 43.21C RCW as a non-project action.

A SEPA checklist was completed for Draft Ordinance 12-019 and reviewed by City staff to determine if significant adverse environmental impacts would occur as the result of the adoption of the Draft Ordinance. The SEPA Official (the Planning, Building, and Public Works Director) determined that the adoption of the Draft Ordinance did not result in significant adverse environmental impacts and subsequently issued a Determination of Non-Significance (DNS) on June 22, 2012 (**Attachment 5**). The comment and appeal periods for the DNS concluded on July 2, 2012 and July 12, 2012 respectively. No comments or appeals were submitted the City; therefore, the City Council can take final action on the Draft Ordinance at the July 26, 2012 meeting.

Notice Requirements

Amendments to Title 18 DMMC (Zoning) are considered Type VI Land Use Actions pursuant to DMMC 18.56.080(1) and as such require a public hearing with the City Council pursuant to DMMC 18.56.200 and 18.60.040. The date of the public hearing to consider Draft Ordinance 12-019 was set by the City Council on June 28, 2012 pursuant to Resolution 1195 (**Attachment 6**) as required by DMMC 18.60.120(3). Notice of the public hearing was posted at the City's official posting locations, the City website, Channel 21, and the Seattle Times as required by DMMC 18.60.120(3).

Department of Commerce Review

RCW 36.70A.030(7) of the Growth Management Act classifies the amendments to the B-P zone as development regulations that are required to be provided to the Department of Commerce for review and comment by the Department and other State agencies. This mandatory 60 day review and comment period commenced on May 25, 2012 and will conclude on July 25, 2012 (**Attachment 7**). To date, no comments have been received from the Department regarding the Draft Ordinance. The City Council is able to take final action on the Draft Ordinance following the public hearing on July 26, 2012 if the City Council so desires.

Planning Agency Review

The Planning Agency reviewed the Draft Ordinance during its regular meeting on February 6, 2012 and March 5, 2012. The Agency made minor modifications to the Draft Ordinance which primarily focused on who prepares some the landscaping plan and modifications to some to the landscaping standards to ensure that appropriate screening is provided for all business park developments. These landscaping modifications were proposed by one of the Planning Agency members who is a Registered Landscape Architect. Following discussion on the Draft Ordinance and the proposed changes, the Agency recommended that the City Council adopt the Draft Ordinance included as **Attachment 1**.

Discussion

In order to create a zoning classification which can be more universally applied, Development Services (DS) has developed Draft Ordinance 12-019 which amends Chapter 18.25 DMMC so that Business Park zoned properties are regulated in a consistent and predictable manner. As part of this process staff reviewed and analyzed other cities' regulatory policies regarding logistic and light industrial uses to create draft regulations which ensure that development is planned, designed, and managed in a way that minimizes objectionable impacts on adjacent neighborhoods.

Staff also reviewed the *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook* (2011) (WSDOT Airport Compatibility Guidebook) and the *Puget Sound Regional Council's Airport Compatible Land Use Program Update* (2011) (PRSC Airport Compatibility Update). Review of these documents was necessary as all of the current and proposed Business Park zoned properties are located in close proximity to Seattle-Tacoma International Airport (Sea-Tac Airport) and therefore subject to RCW 36.70.547 which requires land uses to be compatible with operations of Sea-Tac Airport. The WSDOT Airport Compatibility Guidebook establishes six Safety Zones based on where accidents have historically been most concentrated around airports (pg 2-25). Five of the six Safety Zones for Sea-Tac Airport's first and third runway are illustrated on **Attachments 11 and 12** respectively. Safety Zone 5 is not illustrated as it is the area within 200 feet of the end of the runway. The greatest restrictions apply within Safety Zone 1 which contains the highest concentration of historical accident points. Of the other zones, Safety Zone 2 encompasses the second highest concentration of accident points. The concentrations in the other zones diminish from there. (WSDOT Airport Compatibility Guidebook pg. 2-26)

The proposed Business Park zone in the northeastern corner of the North Hill Neighborhood is wholly located in Safety Zone 2 as illustrated on **Attachment 13**. Safety Zone 2 has a high risk of aircraft accidents. As a result, land uses with high concentrations of people must be avoided to reduce the risk of damage and personal injury in the event of an aircraft accident (WSDOT Airport Guidebook pg 3.3). Based on the guidance provided WSDOT Airport Guidebook Table F-2, land uses prohibited in Safety Zone 2 were prohibited north of South 200th Street in order to ensure compliance with RCW36.70.547.

The existing Business Park zoned properties are primarily located in Safety Zones 4 and 6 which have the lower concentration of historical accident points within the established Safety Zones as illustrated on **Attachment 14**. Therefore, the current list of permitted uses is acceptable per WSDOT Airport Guidebook Table F-2 and as such no significant modifications were required in order to comply with RCW36.70.547. There is a small portion of the existing Business Park zoned properties within Safety Zone 2; however, this area will be utilized by Puget Sound Energy for their open storage yard.

In establishing the maximum building heights for the amended Business Park Zone, staff considered three factors: (1) the recommended maximum density of people for non-residential uses for each Safety Zone established by the WSDOT Airport Compatibility Guidebook Table F-1; (2) the existing maximum building heights for areas already zoned Business Park; and (3) the surrounding land uses. The maximum building height of 75 north of South 216th Street was maintained as the developable area is primarily located within Safety Zone 6 which does not have a maximum density for non-residential uses. A small portion is located in Safety Zone 4; however, this area primarily consists of wetland tracts, detention facilities, and roadways for the Des Moines Creek Business Park. The area south of South 216th Street is also primarily within Safety Zone 6; however, the existing maximum building height of 35 feet for this area was maintained given that the area serves as a transition area for the residential land uses to the south. The area north of South 200th Street is wholly with Safety Zone 2; therefore, the maximum building height was set at 35 feet in order to prevent high concentrations of people with the goal of limiting the density of the non-residential uses to 50 – 75 people per acre per WSDOT Airport Compatibility Guidebook Table F-1 (pg F-1). Additionally, this area serves as a transition area for the residential land uses to west and the south.

The master plan process was kept to ensure that applicants consistently address the full range of possible cumulative impacts. However, the master plan is proposed to be eventually reviewed by the Hearing Examiner. Currently, master plans for properties south of South 216th Street are reviewed by staff while master plans for properties north of South 216th Street are reviewed by the City Council. Following approval of Draft Ordinance 12-019 all master plans would be reviewed by the City Council pursuant to DMMC 18.56.060 until the amendments to allow approval of master plans by the Hearing Examiner is approved by the City Council. This amendment is part of a separate draft ordinance which would amend the Land Use Review Procedures. This draft ordinance is on the Council Work program and will be brought forward later this year. In order to maintain consistency in the City's Master Plan amendment process, the Administrative Amendment procedures adopted for the Institutional-Campus Zone were included in the Draft Ordinance.

The references to 1987 Standard Industrial Classification (SIC) were also converted to the 2007 North American Industrial Classification System (NAICS) which has been the standard manual since 1997. The SIC is no longer utilized and was last updated in 1987. As part of the permitted uses conversion process, the majority of the uses were retained in the updated permitted uses section. However, there were some heavy industrial uses that were included within the SIC references which have been excluded under the revised permitted uses section (i.e. oil refining, textile mills, meat packing, etc.). Staff did add one additional use, Freight Forwarding, which was not a use in the SIC. The executive summary of the use conversion process is provided as **Attachment 15**. The complete itemized conversion matrix was not included with this Council Packet as it is approximately 220 pages, but can be provided by staff if requested.

Finally, the sub-areas have been removed and replaced with consistent qualitative performance standards for all business park properties to reduce impacts associated with light, noise, parking, loading areas, etc. These standards were developed to address the likelihood that as the business park zone expands to different areas, measures are needed to prevent impacts on adjacent single and multi-family developments. These standards were based on a review of other zoning codes for other municipalities that have business park and light industrial zoning near single family neighborhoods and the mitigation measures typically required through the SEPA process.

Alternatives

The City Council has the following alternatives:

- **Alternative 1: Do Nothing**

The City Council may decline to act on Draft Ordinance 12-019; however, doing so would prevent the City from approving the establishment of Business Park zoned properties outside of the North Central Neighborhood as there would be no applicable development regulations for those areas. This is not the recommended alternative.

- **Alternative 2: Adopt Draft Ordinance 12-019 with Amendments**

The City Council could amend Draft Ordinance 12-019 and then subsequently adopt the Draft Ordinance on first reading or send the amended Draft Ordinance to a second reading.

- **Alternative 3: Adopt Draft Ordinance 12-019 on first reading.**

The City Council could adopt Draft Ordinance 12-019 on first reading amending the Business Park development regulations. Adopting Draft Ordinance 12-019 on first reading amending the Business Park Zone in order to establish development regulations for Business Park-zoned properties outside of the North Central Neighborhood would allow the City Council to also take final action on the Barton zoning reclassification creating a contiguous business and commercial area approximately 15.59 acres in size in the North Hill Neighborhood. This is the recommended option.

- **Alternative 4: Move Draft Ordinance 12-019 to a second reading.**

The City Council could move Draft Ordinance 12-019 to a second reading. This option would require the City Council to also move Draft Ordinance 12-107 (Barton Zoning Reclassification) to a second reading. This is not the recommended option.

Financial Impact:

Amending the B-P Zone will not have a direct financial impact, but will facilitate the commercial development of properties within the City which would have both direct and in-direct beneficial financial impacts on the City.

Recommendation/Conclusion:

The Amendments to the Business Park Zone – Chapter 18.25 DMMC are needed to regulate Business Park zoned properties outside of the North Creek Subarea and the South Subarea of the North Central Des Moines Neighborhood. The Amendments will ensure properties zoned Business Park are developed in a manner that is compatible with Sea-Tac Airport and other nearby existing land uses. Specifically, approving the zoning reclassification will implement the following City goals and objectives:

- **City Council 2012 Objectives:** A Strategic Objective of the City Council is to foster the development of the properties which create an additional revenue source to address the City's structural deficit.
- **Des Moines Comprehensive Plan:** The proposed zoning reclassification will ensure the siting of compatible uses adjacent to the Sea-Tac Airport as required by RWC 36.70.547 and as directed by Land Use Element Policy 2-03-11. Further, the Amendments will establish development standards that are clear and predictable, that simplify the review process, and adapt to varied site conditions as directed by *Des Moines Comprehensive Plan*, Strategy 1-04-03(2).
- **Des Moines Municipal Code:** A primary purpose and objective of the Business Park (B-P) zone is to provide suitable areas of the City for development of compatible professional office and wholesale trade uses that provide for the planned economic development of the City.

Therefore, Administration requests that the City Council approve the proposed Amendments to the Business Park Zone included in Draft Ordinance 12-019.

Concurrence:

The recommended action received a "do pass" recommendation from the Planning Agency.

DEVELOPMENT SERVICES 2ND DRAFT
07/06/2012

DRAFT ORDINANCE NO. 12-019

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON amending Chapter 18.25 DMMC relating to development standards for the Business Park Zone in the City of Des Moines.

WHEREAS, the City Council Finance and Economic Development Committee has determined that land zoned Business Park is highly underutilized and changes to the Business Park Zone are needed to facilitate economic growth within the City, and

WHEREAS, the textual code amendments proposed by this Draft Ordinance have been processed in accordance with the requirements of Chapter 43.21C RCW the State Environmental Policy Act (SEPA), and

WHEREAS, a determination of nonsignificance was issued on June 22, 2012 by the SEPA Responsible Official, and the applicable SEPA comment period has concluded, and

WHEREAS, notice of the public hearing was noticed public in accordance with law and a public hearing was held on July 26, 2012, and all persons wishing to be heard were heard

WHEREAS, the City Council finds that the amendments to the Business Park Zone contained in this Draft Ordinance are appropriate to provide clear and predictable development regulations in a manner that promotes the health, safety, and welfare of the citizens of the City; now therefore,

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

Sec. 1. DMMC 18.25.010 and section 1 of Ordinance No. 920 as amended by section 7 of Ordinance No. 1237 as amended by section 1 of Ordinance No. 1260 are each amended to read as follows:

Purpose of zone.

(1) The primary purpose and objective of the ~~business Business park Park (B-P) zone~~ Zone is to provide ~~suitable~~ areas of the ~~city~~ City for development of compatible business,

professional office, light industrial, research and development, service uses, wholesale trade, and limited retail uses ~~serving the needs of business park tenants~~. Such uses shall be developed within master planned sites in park-like settings pursuant to ~~high~~ development standards.

(2) ~~It the further~~ is the purpose of this zone to ensure compatibility between business parks and adjacent uses in terms of height, bulk, scale, and design; to mitigate potential adverse environmental impacts and nuisance effects on-site and off-site through careful planning, the use of buffering and screening, and the imposition of environmental performance standards and appropriate off-site mitigation requirements; to provide for the planned economic development of the ~~city~~ City; to ensure that business park development is coordinated with the provision of adequate infrastructure by private applicants and the ~~city~~ City, such as roads, drainage, and other utility systems; to require that business park developments pay their fair share of the costs of needed services and facilities; and to ensure that development occurs consistent with the goals and policies of the City of Des Moines Comprehensive Plan ~~and the North Central Neighborhood element~~.

~~(3) It is a further purpose of this chapter to recognize distinct subareas for business park development in the city, identified within the North Central Neighborhood element of the City of Des Moines Comprehensive Plan as the "North" and "South" subareas, which are graphically illustrated in Figure #8-1, North Central Neighborhood element, adopted by Ordinance No. 910 and amended by Ordinance No. 1261. This chapter applies differing business park development standards appropriate to the North and South subareas based on their respective characteristics and needs relating to land use, transportation systems, utilities, and other factors identified in the North Central Neighborhood element. Further it is the purpose of this zone to establish standards to ensure that development occurs in a manner that is compatible with the Des Moines Creek Park, Des Moines Creek Trail, Steven J. Underwood Memorial Sports Park, City of Des Moines Senior Center and adjacent residential designated properties.~~

Sec. 2. DMMC 18.25.020 and section 2 of Ordinance No. 920 as amended by section 1 of Ordinance No. 1199 as amended by

section 3 of Ordinance No. 1237 as amended by section 2 of Ordinance No. 1260 as amended by section 1 of Ordinance No. 1412 are each amended to read as follows:

Permitted uses. Only those uses listed below, and ~~uses similar in nature as determined by the city manager or designee, may~~ shall be permitted in the B-P zone. ~~Uses listed below, or uses similar in nature as determined by the city manager or designee, utilizing quantities of hazardous materials exceeding the quantities in Uniform Building Code Table 3-D, "Exempt Amounts of Hazardous Materials Presenting a Physical Hazard - Maximum Quantities Per Control Area," and Table 3-E, "Exempt Amounts of Hazardous Materials Presenting a Health Hazard - Maximum Quantities Per Control Area," as presently constituted or subsequently amended, will require an unclassified use permit as specified in chapter 18.32 DMMC. Each use is more fully described in the "Standard Industrial Classification Manual North American Industry Classification System," (hereinafter "NAICS" 1987-2007 Edition, published by the United States Office of Management and Budget, which is adopted by reference pursuant to RCW 35.21.180. A copy of the 2007 edition of the Standard Industrial Classification Manual, 1987 Edition NAICS, shall be maintained on file in the office of the city manager or designee and shall be available for public inspection. The numbers in parentheses following each of the following listed uses refer to the Standard Industrial Classification (SIC) NAICS' code numbers:~~

(1) Services, limited to the following:

(a) ~~Business~~ Administrative Support ~~Services~~ (73561);

(b) ~~Engineering, accounting, research, management, and related services~~ (87) Professional, Scientific, and Technical Services (54);

(c) ~~Legal services~~ (31) Management of Companies and Enterprises (55);

(d) ~~Medical and dental clinics and laboratories~~ (801-804 and 809) Health Care Services (621), provided that this use is prohibited north of South 200th Street;

(e) ~~Repair sServices (768112, 8113 and 8114),~~
~~excluding repair of automobile and other large or motorized~~
~~vehicles;~~

(f) ~~Personal sServices (72812);~~

(g) ~~Recreation sServices (711310, 712110, 712120,~~
~~712190, 713940, and 713990), provided that these uses are~~
~~prohibited north of South 200th Street, such as health clubs,~~
~~athletic clubs, swimming pools, and tennis courts (791, 7991 and~~
~~7997), but not including theaters, bowling alleys, amusement~~
~~arcades, and the like;~~

(h) ~~Museums and art galleries (841);~~ Real Estate
Institutions and Rental Services (53);

(i) ~~Social services (83), including nursery schools~~
~~and daycare centers Publishing, Telecommunications, Internet~~
~~Service Providers, and Data Processing Services (51);~~

(j) ~~Educational institutions Services (826114, 6115,~~
~~6116 and 6117);~~

(k) ~~Religious, Business associations, and~~
~~pProfessional associationsAssociations, fraternal lodges, and~~
~~similar uses (861-865 and 869813), provided that these uses~~
~~prohibited north of South 216th Street;~~

~~(l) Churches and other religious institutions (866);~~

~~(m) Conference and meeting facilities (no SIC code);~~

(2) ~~Finance and, iInsurance Services (52), and real~~
~~estate institutions and services (60-67);~~

(3) Light manufacturing, fabrication, and assembly of the
following and closely related products:

(a) ~~Food Pproducts (203114, 3117, 3118, 3119, 3121);~~
~~excluding meat packing; in the South subarea food products (20)~~
~~including meat packing are prohibited;~~

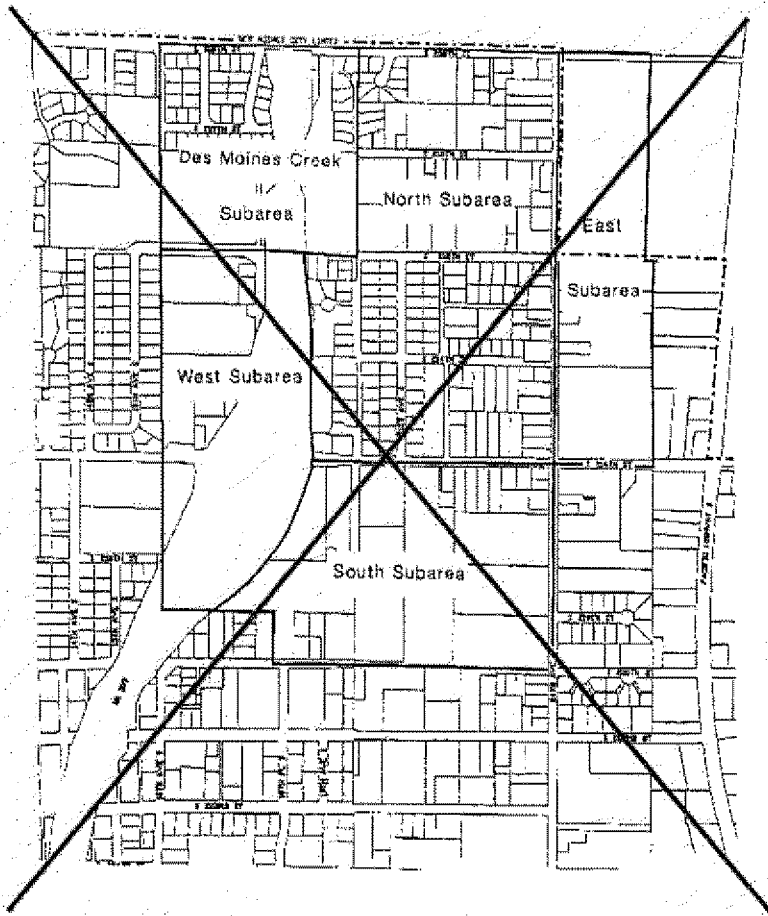
(b) ~~Apparel Manufacturing, fabric, and textile products (22 and 23315);~~

(c) ~~Lumber and Wood Products Manufacturing (243219); in the South subarea lumber and wood products (24) are prohibited;~~

(d) ~~Furniture and fixtures—Related Products Manufacturing (25337);~~

(e) ~~Paper products (26), but excluding paper and pulp manufacturing;~~

~~NORTH CENTRAL NEIGHBORHOOD~~



~~Figure #8-1~~

~~(fe) Chemical-related products (28), but excluding manufacture of flammable, dangerous, or explosive materials; in the South subarea chemical-related products (928) are prohibited~~Pharmaceutical and Medicine Manufacturing (3254);

~~(g) Plastic and rubber products (30);~~

~~(hf) Computer and office equipment~~Electronic Product Manufacturing (357334);

~~(ig) Small eElectrical eEquipment and eComponents, such as appliances, lighting, electronics, and communications equipment~~Manufacturing (36335);

~~(jh) Fabricated #Metal pProducts Manufacturing, except machinery and transportation equipment (343321, 3322, 3323, 3325, 3326, 3327);~~

~~(ki) Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods, watches and clocks~~Medical Equipment and Supplies Manufacturing (383391);

~~(lj) Printing and publishing and allied products manufacturing~~Related Support Activities (27323);

~~(mk) Stone, eClay, #Glass, eCeramics, #Pottery, eChina Manufacturing, and similar products (323271 and 3272);~~

~~(nl) Toys, #Jewelry, musical instruments, signs, and eOther #Miscellaneous items~~Manufacturing (393399);

~~(4) Building and eSpecial #Trade eContractors (15 and 1723);~~

(5) Retail trade, limited to the following:

(a) Restaurants (~~5812~~722);

~~(b) Nurseries and greenhouses for the growing and sale of plants~~Building Material and Garden Equipment and Supplies Dealers (5261444);

(c) General Merchandise Stores (452 and 445),
provided that these uses are prohibited north of South 200th
Street; Retail uses selling products and providing services
which are of a type and are located and designed to serve other
business park tenants without attracting a significant number of
patrons from outside the business park;

(d) Furniture and Home Furnishing Stores (442)

(e) Electronic and Appliance Stores (443)

(6) Public facilities, including the following:

(a) Public parks (no SICNAICS code);

(b) Government offices and facilitiesPublic
Administration (91-9792);

(c) Public utilities (48 and 49221121, 221122, and
221210), excluding the production or storage, other than for use
by the utility, of petroleum products;

(7) The following uses are only permitted in the North
subareaTransportation and Wholesale Trade Limited to the
following:

(a) Wholesale tradeTrade (42), provided that 4235 is
prohibiteddef general merchandise, products, supplies, materials,
and equipment, including sales offices for these goods (50 and
51); motor freight transportation and warehousing (42);
transportation by air (45) and packing and crating (4783) when
appropriately mitigated for excessive truck traffic and large
unsightly buildings, excluding air transportation (451) and
airports, flying fields and airport terminal services (458);

(b) Motor Freight Transportation (484);Avionics (no
SIC);

(c) Airline ticket sales and reservationsSupport
Activities for Freight Transportation (47294884, 4885, 4889);

(d) Courier and Postal Services (492 and 493);Sales
offices including, but not limited to, those sales offices

~~related to light manufacturing in subsection (3) of this section and wholesale trade in subsection (4) of this section (no SIC);~~

~~(e) Specialty retail when consistent with the comprehensive plan and approved by the city manager or designee;~~

~~(f) Department stores (531);~~

~~(g) Variety stores (533);~~

~~(h) Miscellaneous general merchandise stores (539);~~

~~(i) Home furniture, furnishing and equipment stores (major group 57);~~

~~(8) Operation of foreign trade zones limited to the uses listed above.†~~

~~(9) Residential uses in the South subarea if established prior to January 1, 2000. No use other than single-family residential use or home occupation use as further described in DMMC 18.08.020 shall be permitted in existing single-family residential structures or sites.~~

Sec. 3. DMMC 18.25.030 and section 3 of Ordinance No. 920 as amended by section 3 of Ordinance No. 1260 are each amended to read as follows:

~~Business park mMaster pPlan and sSubmittal rRequirements~~
~~Approval process.~~

~~(1) Approval Process Master Plan Required. All development within the North subareathe B-P Zone shall be consistent with an approved master plan. Applicants shall submit proposed master plans to the community development department. The proposed master plan shall be reviewed by the planning agency and require approval by resolution of the city council. Approval shall follow the process set forth in DMMC 18.60.030 through 18.60.110. Applications for master plan approval shall be considered together with any request for a subdivision of the property and with any other development requests requiring city council approval.~~

~~(2) Development Approval. Following approval of a master plan, proposals to develop any portion of the master plan site may proceed by submitting applications for design review, land clearing, building, or any other required permits or administrative approvals.~~

~~(32) Contents of Master Plan. A master plan shall provide a graphic depiction and a narrative description of the general layout, type, amount, and phasing of development on and off the subject site. Each master plan shall consist of the following:~~

~~(a) Site plans conceptually illustrating planned development at a maximum scale of 1:40, including the following:~~

~~(i) Boundaries, dimensions, and acreage of the site;~~

~~(ii) Location of lot lines, rights-of-way, easements, and tracts within the site;~~

~~(iii) Location and nature of planned improvements to the vehicular and pedestrian circulation system within and abutting the site;~~

~~(iv) Location of planned buildings, structures, parking areas, and other improvements within the site;~~

~~(v) Location of proposed landscaped areas, recreation areas, and areas to be left undisturbed;~~

~~(b) (vi) Conceptual landscaping plans for all exterior boundaries, internal streets, and common open space areas. The landscaping plans shall be prepared by a licensed landscape architect and drawn at a maximum scale of 1:20; and~~

~~(c) (vii) Conceptual utilities plan prepared by a licensed professional engineer and drawn at a maximum scale of 1:20;~~

~~(b) A narrative description of planned improvements, including the maximum site coverage, maximum gross square feet of occupiable floor area and the maximum floor area to be occupied by different types of uses, maximum building height for each~~

~~building location, the nature and extent of off-site improvements, and development phasing;~~

~~(ed) Covenants, conditions, and restrictions proposed by the applicant to control future development of the business park area subject to the Master Plan;~~

~~(ee) A sign program indicating the general location, dimensions, height, and materials of signs consistent with the requirements for a Comprehensive Sign Review provided in Article III of Chapter 18.42 DMMC.~~

(43) Master Plan Submittal Requirements. The following information shall be submitted for review and approval of a proposed master plan in such form as required by the ~~community development department~~ City Manager or designee:

(a) Subdivision application (if applicable);

(b) Environmental checklist;

(c) Vicinity map(s) showing existing conditions within and surrounding the site including: land uses, zoning, buildings, vehicular and pedestrian circulation systems, existing topography indicated with five-foot contours, environmentally critical areas, and significant natural vegetation. The vicinity map shall be drawn at a maximum scale of 1:100;

(d) A proposed master plan containing the elements listed in ~~subsection (3) of this section~~ DMMC 18.25.030(2);

(e) A narrative description of the proposal, including a discussion of how it is consistent with ~~applicable comprehensive plan policies, and with subarea or neighborhood plan policies and land uses~~ Des Moines Comprehensive Plan and applicable provision of the Zoning Code, Title 18 DMMC; how the proposal relates to other potential business parks in the vicinity; ~~and how any off-site environmental impacts will be mitigated;~~ and a description of planned improvements, including the maximum site coverage, maximum gross square feet of occupiable floor area and the maximum floor area to be occupied by different types of uses, maximum building height for each

building location, the nature and extent of off-site improvements, and development phasing; and

(f) A traffic analysis and report indicating the following: current and future traffic volumes and levels of service on the street system; planned and programmed traffic improvements and their relationship to any adopted state, local, and/or regional transportation plans or programs; anticipated traffic volumes and distribution; impacts generated by the proposal on future traffic volumes and levels of service; measures necessary to mitigate the proposal's effects on traffic and traffic systems, including the proposal's pro rata share of identified traffic improvements; a proposed transportation demand management (TDM) plan to reduce traffic impacts; and such other information as may be required by the city.

(5) Amendments to Approved Master Plans.

(a) Minor amendments to an approved master development plan may be approved by the City Manager or designee if the amendment meets the development standards and criteria applicable to the zoning and requirements set forth in this section. Minor amendments include any revision or modification of the previously approved master development plan that would result in any one or more of the following:

(i) An increase in the square footage of any proposed building or structure of greater than ten (10) percent but less than fifteen (15) percent; or

(ii) A change in the number of new parking spaces, parking spaces created by re-striping existing parking areas and/or a combination of both except for an increase in parking spaces for bicycles or electric vehicles, or carpools that is greater than ten (10) percent but less than fifteen (15) percent; or

(iii) A change in the original phasing timeline for mitigation of the master development plan; or

(iv) Changes to building placement when located outside of the required setbacks and any required setbacks for critical areas; or

(v) A cumulative increase in impervious surface that is greater than ten (10) percent but less than fifteen (15) percent or a cumulative decrease in tree cover that is greater than ten (10) percent and less than fifteen (15) percent.

(b) Major amendments are changes that exceed the thresholds for a minor amendment or were not analyzed as part of an approved master development plan. Major amendments to an approved master development plan shall be processed as a new master plan. General. An applicant may request amendment of an approved preliminary and/or final master plan following the procedures and requirements of subsections (1), (2), (3), and (4) of this section. The applicant shall be required to submit only those materials which are necessary to show the nature and extent of the proposed amendments, together with an explanation of the reason and justification for the proposed amendments.

(bc) Amendments for Adjacent Properties. Applicants for business park proposals adjacent to property covered by an approved master plan may request an amendment to the master plan to incorporate their proposed development. Such proposals shall be consistent with the approved master plan and shall be processed as a new master plan submitted for review and approval in accordance with subsections (1), (2), (3), and (4) of this section.

Sec. 3. DMMC 18.25.040 and section 4 of Ordinance No. 920 as amended by section 5 of Ordinance No. 1260 are each amended to read as follows:

Dimensional standards. Property Development Standards

(1) Minimum Site Area.

(a) The minimum area of a business park master plan in the North subarea eligible for master plan approval shall be 30.2 acres. Business parks in the North subarea Master plans containing less than the minimum site area shall be allowed only if the site adjoins a business park with a previously approved master plan and the application for the new business park is processed as an amendment to the previously approved master plan in accordance with DMMC 18.25.030.

~~(b) In the South subarea a minimum two-acre site is required. Properties in the South subarea shall be processed as a Type II land use action.~~

(2) Maximum Site Coverage.

~~(a) In the South subarea, buildings, parking areas, and other impervious paved or graveled surfaces, exclusive of public rights-of-way and recreation areas developed and accessible to the public, shall cover no more than seventy-five (75) percent of the building site.~~

~~(b) In the North subarea, maximum site coverage shall be 75 percent; provided, that for buildings exceeding 35 feet, the maximum site coverage shall be reduced by an area equivalent to one-half the floor area of any story which extends to any degree above 35 feet.~~

(3) Maximum Height. The maximum height of buildings and structures shall be as set forth below ~~be 35 feet, except that the maximum height of buildings and structures located more than 200 feet north of the south boundaries of the North subarea shall be 75 feet.~~

(a) For properties north of South 200th Street, the maximum building height shall be 35 feet as measured from the average finish grade as defined in 18.04.320.

(b) For properties north of South 216th Street, the maximum building height shall be 75 feet as measured from the average finish grade as defined in 18.04.320.

(c) For properties south of South 216th Street, the maximum building height shall be 35 feet as measured from the average finish grade as defined in 18.04.320.

(4) Minimum Setbacks. All structures, parking areas, and loading areas shall maintain minimum setbacks from property lines as set forth below:

(a) Perimeter of building sites abutting any street classified as a major arterial, a secondary arterial or

collector by ~~city street development standards~~ the City's Comprehensive Transportation Plan, as presently constituted or as subsequently amended, and/or abutting any property designated as multifamily residential use by the Des Moines Comprehensive Plan, as presently constituted or as subsequently amended: 20 feet;

(b) ~~In the South subarea~~ Perimeter of building sites abutting any property designated as single-family residential use by the Des Moines Comprehensive Plan, as presently constituted or as subsequently amended: 30 feet;

(c) Perimeter of building sites abutting any street other than a major arterial, secondary arterial, or collector: 15 feet;

(d) Perimeter of building sites, other than those abutting a street or residential ~~use~~ designated property: 10 feet.

Sec. 4. DMMC 18.25.050 and section 5 of Ordinance No. 920 as amended by section 2 of Ordinance No. 1199 as amended by section 3 of Ordinance No. 1237 as amended by section 6 of Ordinance No. 1260 are each amended to read as follows:

~~Environmental Performance Standards and general limitations.~~ Every use permitted within the B-P zone pursuant to this chapter shall conform to the following ~~general limitations and performance~~ standards:

(1) Nuisances. No use, activity, or equipment shall be permitted which creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of odors, noise, sound, vibrations, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials.

(2) ~~For uses characterized as unclassified uses as set forth in DMMC 18.25.020, the community development director may require the following studies and reports in the course of the unclassified use permit review:~~

- ~~(a) Risk, Toxicity, and Exposure Assessment;~~
- ~~(b) Hazardous Materials Management Plan;~~
- ~~(c) Emergency Prevention and Response Plan;~~
- ~~(d) Materials Transportation Plan; and~~
- ~~(e) Other plans or studies as determined by the community development director.~~

(32) Hazardous Waste and Hazardous Substances.

~~(a) A use permitted by this chapter that involves the treatment or storage of hazardous waste storage or the use or handling of hazardous substances shall conform to the regulations comply with all applicable regulations to include Chapter 70.105 RCW (Hazardous Waste Management) and Chapter 70.109D RCW (Hazardous Waste Cleanup -- Model Toxics Control Act) contained in this subsection. In the event there is a conflict between the provisions of this subsection and any other provision of this chapter, the provisions of this subsection shall prevail.~~

~~(a) Off-site hazardous waste facilities are prohibited.~~

~~(b) On-site hazardous waste disposal facilities shall be prohibited. are permitted as an accessory use only; provided, that the location of such facilities shall be consistent with siting criteria adopted or hereinafter amended by the Department of Ecology under RCW 70.105.210 incorporated in this chapter by reference and that the transport, storage, containment, treatment, or disposal of such hazardous wastes shall be performed so as not to jeopardize the health and safety of any individual or harm the environment.~~

~~(c) The use or handling of hazardous substances is permitted as an accessory use only; provided, that the transport, storage, containment, application, and disposal of such hazardous substances shall be performed so as not to~~

jeopardize the health and safety of an individual or harm the environment.

~~(d) Violation - Civil Penalty, Revocation of Business License. Failure to comply with any of the requirements of this section shall result in enforcement by civil penalty as set forth in DMMC 18.72.060 and revocation of business license as set forth in DMMC 5.04.060.~~

~~(e) Violation - Abatement Authorized. A person who fails to comply with the provisions of this subsection, or permits a violation to continue after receiving written notice of violation from the community development director, shall be deemed to be causing or permitting a public nuisance and shall be liable in an action for abatement filed by the city in superior court.~~

(43) Outdoor Storage. Prohibition on Outside Activities. All uses and activities, except recreation services, nursery schools, day care centers, educational institutions, nurseries, and public facilities, shall take place entirely within an enclosed building. No outside storage or display of items or materials shall be permitted.

(a) Outdoor storage shall only be allowed as an accessory use to another principal use; and

(b) The material(s) being stored shall not exceed 12 feet in height as measured from the high point of the outdoor storage area; and

(c) The material(s) being stored shall be wrapped or enclosed to prevent wind blown debris; and

(d) The outdoor storage area shall not exceed 40 percent of the building footprint or 15 percent of the lot area, whichever is less; and

(e) Outdoor storage shall be screened from adjacent properties by a 12-foot landscaped buffer. The buffer shall contain at least 75 percent coniferous trees of a minimum size of six feet at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper as measured per ANSI Z 60.1-2004.

All trees shall be planted no less than 20 feet apart on-center. For every 16 square feet of buffer area, at least one evergreen shrub of a minimum size of two feet shall be provided. Ground cover of a minimum one-gallon size shall be planted in the buffer area sufficient to cover the area within three years of planting. Landscaping shall not serve as a substitute for the required setbacks of the underlying zoning; and

(f) Outdoor storage areas adjacent to public streets and to future or existing bicycle or pedestrian paths shall be screened by a minimum of a six-foot masonry wall in addition to the landscaping requirements established by DMMC 18.25.050(3)(e). The screening wall shall be set back a maximum distance of 15 feet from the property line. The height of the wall shall be measured from the high point of the outdoor storage area.

(g) Outdoor storage shall only be allowed between the rear lot line and the extension of the front facade of the principal structure, provided no outdoor storage is allowed between a building and a side street lot line;

(h) The City Manager may modify the requirements for spacing, number and size of plantings upon a satisfactory showing by a licensed landscape architect that an alternate proposal will accomplish the same buffering goals.

(54) Warehouses, light manufacturing and distribution facilities shall comply with the following additional standards shall only be allowed as accessories to permitted uses.

(a) Loading areas shall be set back, recessed and/or screened so as not to be visible from adjacent public rights-of-way or properties designated as residential by the City of Des Moines Comprehensive Plan.

(b) Loading areas shall only be allowed between the rear lot line and the extension of the front facade of the principal structure, provided no loading areas are allowed between a building and a side street lot line.

(c) The office portion of a warehouse use shall be oriented towards the adjacent public street which the highest

classification as determined by the City's Comprehensive Transportation Plan, as presently constituted or as subsequently amended.

(d) The portion of a building visible from public rights-of-way shall be architecturally treated to break up the box like look of the buildings.

(e) The building(s) shall be designed and oriented to locate the shorter width of the building towards the public right-of-way.

(f) The main entries to the building shall portray a quality office appearance while being architecturally related to the overall building composition.

(65) All uses shall conform to the off-street parking and loading area requirements as set forth in chapter 18.44 DMMC, or as hereinafter amended; provided, however, employee parking may be reduced through implementation of a ~~transportation demand management~~ (TDM) ~~program~~ Commute Trip Reduction Program consistent with the requirements of Chapter 16.16 DMMC after review and approval by the community development director.

(76) Landscaping.

(a) All ~~uses~~ developments shall conform to the landscaping and buffering requirements as set forth in chapter 18.41 DMMC, ~~or as hereinafter amended~~; and the landscaping guidelines set forth in DMMC 18.25.060

(b) Landscaping shall be designed to achieve an aesthetically pleasing park-like setting; integrate landscaping in master plan design; preserve significant trees, particularly tree clusters; reinforce the relationship to its natural setting; soften building masses; provide visual screening from, and provide transition to, adjacent residential areas, and noise and wind buffering; define automobile and pedestrian circulation patterns; maintain and strengthen public vistas; provide screening for on-site parking areas, and refuse and recycling receptacles; create functional and accessible active and passive outdoor activity spaces; and create linkages, where feasible, to city and regional parks and trail systems.

(7) Parking Facilities. Parking facilities that are not an accessory use to another permitted use but are the primary use on the site shall be located in a multistory parking structure. Surface parking shall not be used to provide paid parking facilities.

(8) Manufacturing Uses. All master plan sites which contain manufacturing uses as established by the NAICS shall provide a six (6) foot tall masonry wall or wood fence along the property lines which abut properties designated as residentially by the City of Des Moines Comprehensive Plan.

(9) Trash and Recycling Receptacles. Trash and recycling receptacles shall be a minimum of 15 feet from any properties designated as residentially by the City of Des Moines Comprehensive Plan.

(10) Solid Waste. All solid waste materials shall be transported to an official landfill waste disposal site or recycling center. No such materials shall be disposed of on site.

(11) Liquid Waste Disposal.

(a) Liquid waste materials except potable water shall not be disposed of on-site, however, where such materials are temporarily stored on the property, they shall be contained in a manner so as to prevent their entry into the surface water drainage system and/or any ground water aquifer.

(b) Temporary storage of liquid waste materials shall comply with DMMC 18.86.240 for sites located within Critical Aquifer Recharge Areas.

(12) Exterior Mechanical Devices. Air conditioners, heating, cooling, ventilating equipment, pumps and heaters and all other mechanical devices shall be screened from surrounding properties and streets and shall comply with the Maximum Environmental Noise Levels set out in Chapter 173-60 WAC as presently constituted or as may be subsequently amended.

(13) Exterior Lighting.

(a) Lighting shall comply with the Zone 3 requirements for exterior light established by the 2009 Washington State Energy Code as presently adopted or as subsequently amended;

(b) Lighting shall be fully shielded in such a manner that the bottom edge of the shield shall be below the light source so no light is emitted above the horizontal plane of the lighting fixture.

(c) Ground-mounted floodlighting shall only be used to illuminate landscaping areas, accentuate key architectural features or illuminate flag poles.

(d) Exterior lighting shall provide a minimum of at least 1.5 foot candle for parking lots and walkways.

(e) Exterior Lighting shall be less than 0.2 foot candles at the property lines which abutted properties designated as Single-Family, Multifamily, or Park by the Des Moines Comprehensive Plan.

(f) A Photometric Plan and Exterior Lighting Summary shall be submitted as part of the Building Permit application.

(14) Site Design.

(a) Sites shall provide for convenient pedestrian linkages to abutting streets and/or trails.

(c) Sites shall not gain access from a right-of-way classified as a Local Street in the City's Comprehensive Transportation Plan - Chapter 4.

(§15) Public Services and Utilities.

(a) All pre-existing and newly installed utilities on site, within abutting rights-of-way, and extended to the site, shall be placed underground.

(b) All development shall be required to install or pay for a proportional share of any new facilities or utilities

required to serve the development. Mechanisms such as in-lieu fees, latecomer's agreements, and impact fees may be used to equitably distribute the cost of required improvements.

(c) All public services and utilities must be adequate to support the proposed ~~business park~~ master plan development, including but not limited to drainage; street and walkway systems, both on site and off site; sewer and water systems; fire protection; police service; electrical power; and telecommunications.

(d) Drainage systems shall be designed to be consistent with the surface water design manual for the ~~city~~ City, and shall be consistent with drainage studies or plans for the applicable basin. ~~Surface water runoff shall remain within the pre-existing drainage basin.~~

(e) ~~No~~ Existing single-family residential structure located in the ~~South subarea~~ BP Zone shall not be used for any business other than a home occupation business as further described in DMMC 18.08.020.

(f) All traffic impacts directly caused by a proposed business park shall be mitigated by the applicant.

NEW SECTION Sec. 5. Repealer.

(1) DMMC 18.25.035 and section 4 of Ordinance No. 1260

(2) DMMC 18.25.060 and section 6 of Ordinance No. 920, section 3 of Ordinance 1237 and section 7 of Ordinance 1260

(3) DMMC 18.25.080 and section 8 of Ordinance No. 920, section 9 of Ordinance 1260 and section 1 of Ordinance 1404

Sec. 6. 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. 7. Effective date. This ordinance shall take effect and be in full force thirty (30) days after its passage, approval, and publication in accordance with law.

PASSED BY the City Council of the City of Des Moines this ____ day of _____, 2012 and signed in authentication thereof this ____ day of _____, 2012.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

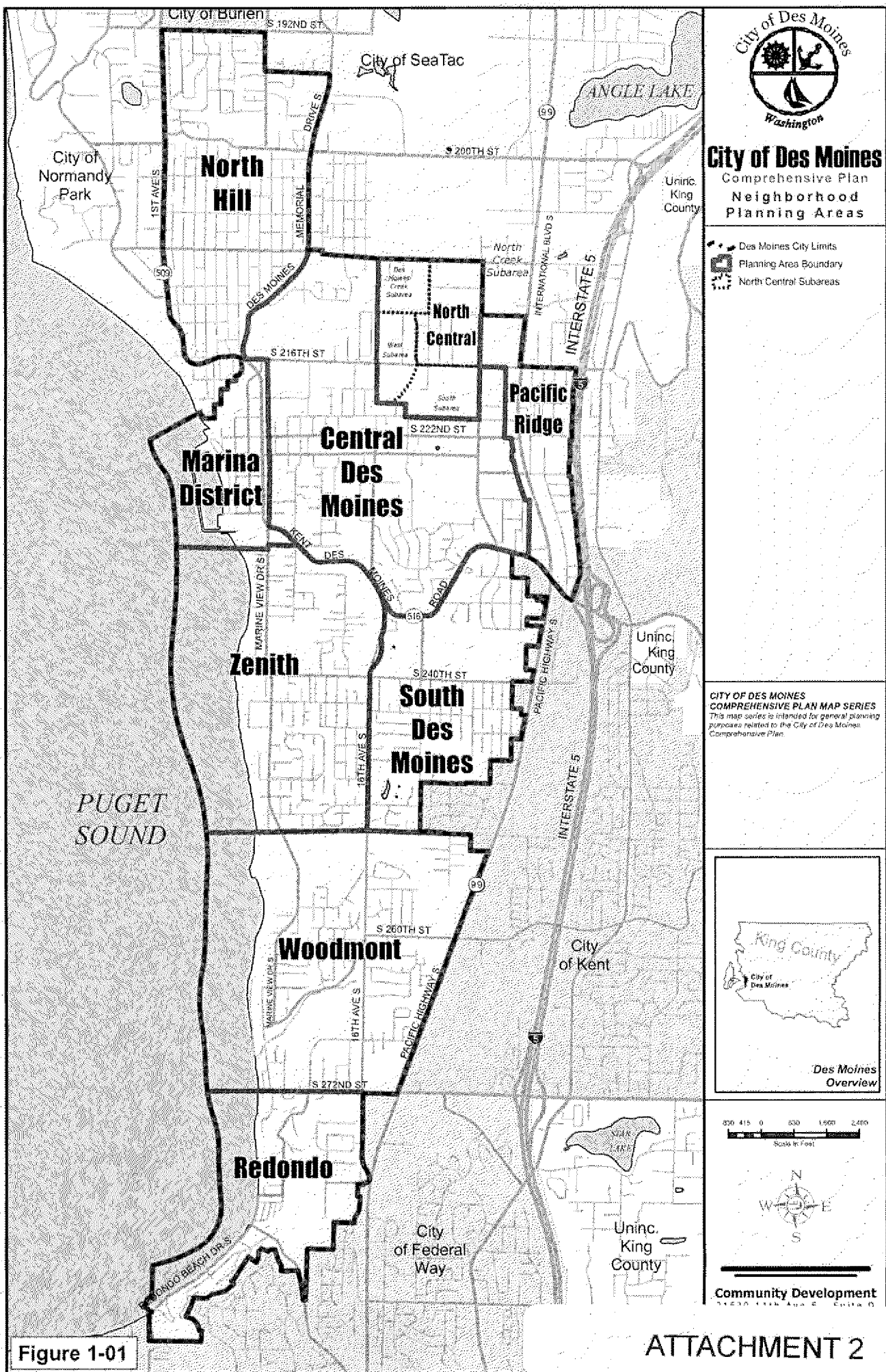
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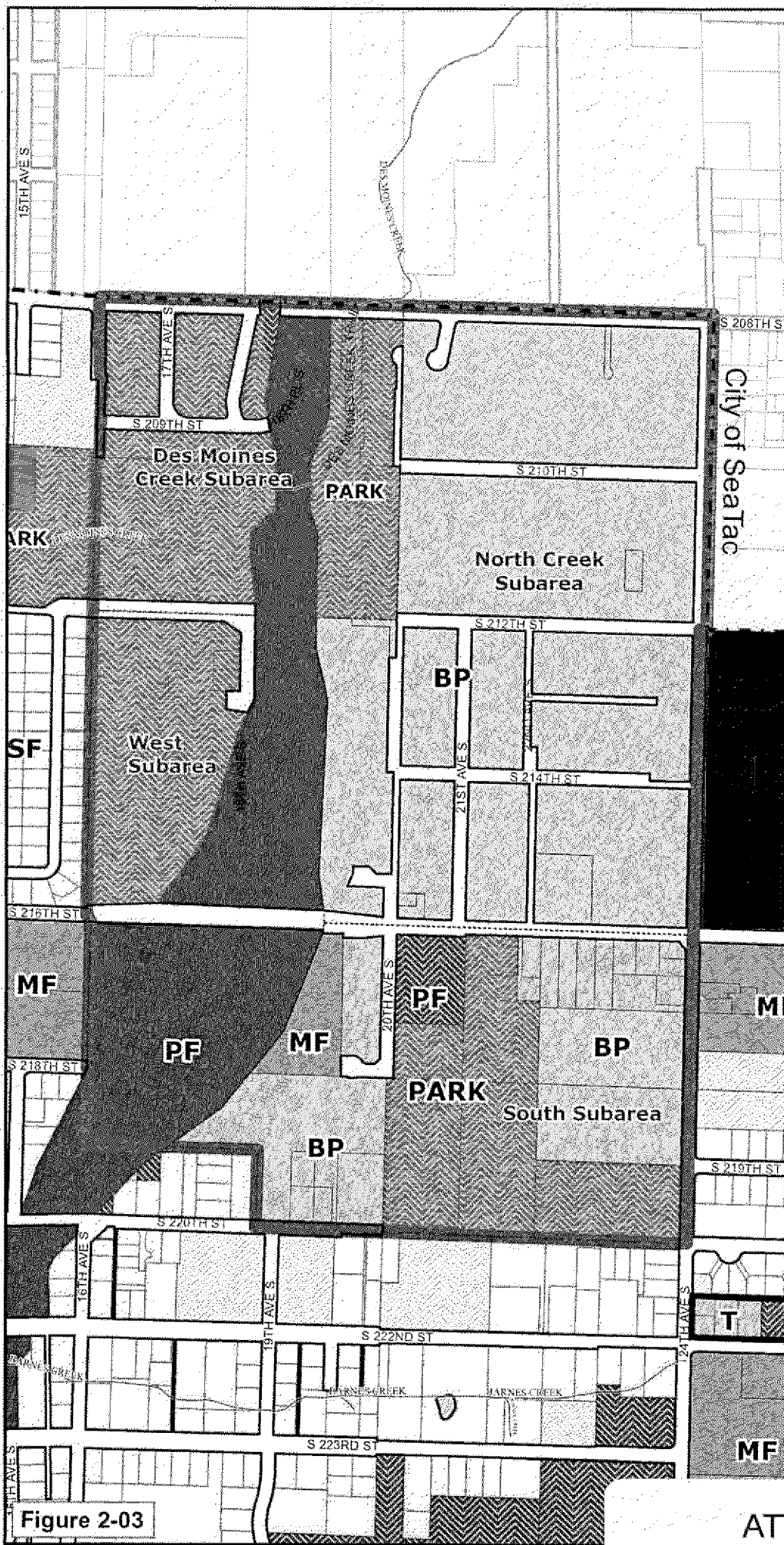
EXHIBIT A TO DRAFT ORDINANCE NO. 12-019

FINDINGS of FACT

1. The Des Moines Planning Agency held a public meeting on February 6, 2012 and March 5, 2012 and recommended that the City Council adopt the amendments the Business Park Zone.
2. A SEPA Determination of Nonsignificance (LUA2012-0003) was issued on June 22, 2012.
3. Pursuant to the Growth Management Act - Chapter 36.70A RCW the Draft Ordinance was provided to the Department of Commerce for review and comment by the Department and other State agencies. This mandatory 60 day review and comment period commenced on May 25, 2012 and concluded on July 25, 2012.
4. A public hearing with the City Council was held on July 26, 2012 as required by DMMC 18.56.200 and 18.60.040.
5. The date of the public hearing to consider the Draft Ordinance was set by the City Council on June 28, 2012 pursuant to Resolution 1195 as required by DMMC 18.60.120(3).
6. Notice of the public hearing was posted at the City's official posting locations, the City website, Channel 21, and the Seattle Times as required by DMMC 18.60.120(3).
7. RCW 36.70.547 requires that, "[E]very county, city, and town in which there is located a general aviation airport that is operated for the benefit of the general public, whether publicly owned or privately owned public use, shall, through its comprehensive plan and development regulations, discourage the siting of incompatible uses adjacent to such general aviation airport."
8. *Des Moines Comprehensive Plan* Policy 2-03-11 directs the City to "[R]egulate the siting of incompatible uses adjacent to the Sea-Tac Airport, as defined in RCW 36.70.547 and the Washington State Department of Transportation's *Airports and Compatible Land Use Volume 1* (1999)."

9. The *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook* (2011) establishes six Safety Zones based on where accidents have historically been most concentrated around airports.
10. The greatest restrictions apply within Safety Zone 1 which contains the highest concentration of historical accident points. Of the other zones, Safety Zone 2 encompasses the second highest concentration of accident points.
11. The permitted uses allowed in the Business Park Zone are consistent with the *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook Appendix F - Compatibility Criteria*.
12. The area designated Business Park by the *Des Moines Comprehensive Plan* Figure 2-07 is wholly located in Safety Zone 2 as such uses prohibited in Safety Zone 2 by the *Washington State Department of Transportation's Airports and Compatible Land Use Guidebook Appendix F - Table F-2* are prohibited north of South 200th Street.
13. The *Des Moines Comprehensive Plan*, Strategy 1-04-03(2) states that the City should "review and amend as appropriate the Zoning Code, Subdivision Code and other development regulations to establish development standards that are clear and predictable, that simplify the review process, and adapt to varied site or neighborhood conditions.
14. The *Des Moines Comprehensive Plan*, Strategy 1-04-03(2) states that the City should, "[C]onsistently and equitably enforce development standards. If such enforcement is not possible, re-evaluate the standards and amend them to be more precisely defined.
15. The *Des Moines Comprehensive Plan*, Policy 2-03-03 states that the City should, "[E]nsure that future development has adequate public facilities and services or such services can be concurrently provided.





City of Des Moines Comprehensive Plan North Central 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

North Central Subareas

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. 1499, 2010

Ord. 1469, 2009

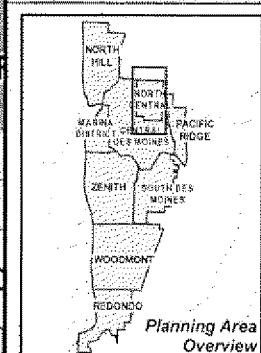
Ord. 1425, 2008

Ord. 1376, 2006

Ord. 1238, 1999

Ord. 1176, 1996

Ord. 1160, 1995



150 250 350 450
Scale in Feet



Planning, Building & Public Works

21630 11th Ave S, Suite D
Des Moines, IA 50319

Figure 2-03





CITY OF DES MOINES, WASHINGTON
Planning, Building, and Public Works Department
21630 11th Avenue South, Suite D
Des Moines, WA 98198
Phone: (206) 870-7576 Fax: (206) 870-6544

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Non-project action amending the amending Chapter 18.25 Des Moines Municipal Code (DMMC) relating to development standards for the B-P Business Park zone in the City of Des Moines. The B-P zone currently applies to the North and South Subareas in the North Central Neighborhood of Des Moines. In addition, City Council amended the Des Moines Comprehensive Plan official land use map to establish the BP - Business Park land use designation in the northeastern portion of the North Hill Neighborhood (Ordinance No. 1528, adopted on December 1, 2011)

Proponent: City of Des Moines

Location of proposal, including street address, if any: Citywide

Project File No: LUA2012-0003 (B-P Zone Amendments)

Lead Agency: City of Des Moines

The City of Des Moines has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The City of Des Moines as the lead agency has also determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This DNS is issued under 197-11-340. This DNS is issued under 197-11-340. The lead agency will not take final action on this proposal for 25 days from the date below*. Comments must be submitted by July 2, 2012.

Responsible Official:

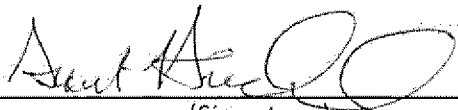
Grant Fredricks

Position/Title:

Planning, Building, and Public Works Director
21650 11th Avenue South, Suite D
Des Moines, WA 98198

June 22, 2012

(Date*)


(Signature)

Project Lead Contact: Jason Sullivan, Senior Planner, Phone (206) 870-6551

AGENCY APPEAL

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Determination of Nonsignificance (DNS) is final and shall be consistent with all provisions of sections 16.04.210 and 18.94.113, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:30 p.m. on July 12, 2012. Procedural determinations include the adequacy of the DNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.

RESOLUTION NO. 1195

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, fixing a time for a public hearing to consider Draft Ordinance No. 12-019 which amends the Business Park Zone codified as chapter 18.25 DMMC.

WHEREAS, the City Council is considering amendments to Chapter 18.25 DMMC - Business Park Zone, and

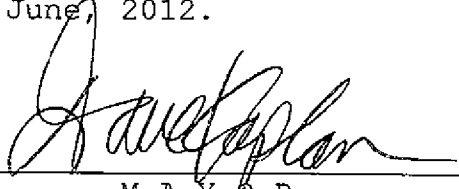
WHEREAS, a public hearing is necessary to receive public comment regarding this proposal, and

WHEREAS, a public hearing is required for adoption of an ordinance which amends a portion of the Title 18 DMMC commonly referred to as the Zoning Code; now therefore,

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

The matter of amending Chapter 18.25 DMMC - *Business Park (B-P)* Zone is set for a public hearing before the City Council on Thursday, July 26, 2012, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 21630 11th Avenue South, Suite B, Des Moines, Washington.

ADOPTED BY the City Council of the City of Des Moines, Washington this 28th day of June, 2012 and signed in authentication thereof this 28th day of June, 2012.


MAYOR

APPROVED AS TO FORM:


Assistant City Attorney

ATTEST:


City Clerk



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

May 30, 2012

Denise Lathrop
Planner II
City of Des Moines
21650 - 11th Avenue South Suite D
Des Moines, Washington 98198

Dear Ms. Lathrop:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Des Moines - Proposed draft ordinance to amend Chapter 18.25 Des Moines Municipal Code (DMMC) relating to development standards for the B-P Business Park Zone in the City of Des Moines. These materials were received on May 25, 2012 and processed with the Material ID # 18119.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services

DES MOINES PLANNING AGENCY REGULAR MEETING

7:00 p.m.

February 6, 2012

At 7:00 p.m., Planning Agency Chair Shan Hoel called the Des Moines Planning Agency meeting to order in the City Council Chambers, 21630 11th Avenue South, Suite B, Des Moines, WA.

PLEDGE OF ALLEGIANCE led by Agency Member Christine Hall.

ROLL CALL—Present: Agency Members William Hopp, Christine Hall, Scott Evans, Chair Shannon Hoel and Vice Chair Mel McDonald. Staff attendance included Development Services Manager Robert Ruth, Planning Manager Denise Lathrop, Senior Planner Jason Sullivan and Agency Clerk David Steen.

MOTION by Chair Hoel, second by Vice Chair McDonald, to excuse the absence of Agency Member Shelley Murray, passed unanimously.

NEW BUSINESS

--Continued Discussion: Business Park Land Use and Zoning

Development Services Manager Robert Ruth suggested that the procedure for this meeting would be as follows:

1. Staff members provide introductory comments; then,
2. Agency members make suggested first motion to provide focus for the following discussion and action; then,
3. After questions and answers and other discussion, Agency members amend the motion as necessary; then,
4. Planning Agency decide on the amended motion; then,
5. Repeat these steps regarding the second suggested motion.

Planning Manager Denise Lathrop began the staff briefing by describing the North Central Neighborhood of Des Moines in several contexts, including:

1. As the South 216th Gateway to the Marina District; and
2. As an important planning area for the larger region's business and economic interests.
3. As a potential transportation access point to:
 - a. The Central Des Moines neighborhood through the extension of 16th Ave. S. to South 216th St.; and,
 - b. The community (including other Port-owned properties) to the north through the extension of 24th Ave. S.; and,
4. As an entry point to the Des Moines Creek Trail.

Planning Manager Lathrop suggested that a review and update of the North Central Element of the Comprehensive Plan would be in order to help recognize and take advantage of more aspects of the Neighborhood's potential for the growth of Des Moines.

Senior Planner Jason Sullivan noted that since the City is now considering another area in the North Hill neighborhood as a potential Business Park area, then a more universal description of the Business Park Zone would be helpful. He mentioned that the uses listed in the current Business Park Zone are all from the outdated Standard Industrial Classification (SIC) manual. He introduced a Conversion Matrix document that helps bring the use descriptions in the suggested Draft Ordinance No. 12-019 into line with the more current North American Industry

Classification System (NAICS) manual. Senior Planner Sullivan then briefly described other aspects of the Draft Ordinance under consideration. He discussed specifically how performance standards had been written to cover any mitigations needed for any use on a lot (hazardous materials, outdoor storage, landscaping, public parking facilities, manufacturing uses, etc.).

Agency Member Hopp inquired about the timing of this suggested change to the Comprehensive Plan. Planning Manager Lathrop indicated it would be part of the 2012 cycle of Comprehensive Plan amendments.

MOTION by Chair Hoel, seconded by Vice Chair McDonald, to direct staff to update the North Central Element of the Comprehensive Plan to reflect the planning and economic vision for the area, extend the neighborhood boundary to the west as shown on Figure 1, and remove the subarea boundaries.

Chair Hoel opened a period of discussion of the Motion. Questions raised during discussion included the following:

1. What is the "planning and economic vision for the area? (Agency Member Hopp)
2. How does this amendment affect Wesley Homes? (Agency Member Evans)
3. Is there some notification process for citizens who live in the area? (Agency Member Hopp)
4. What was the purpose of the existing subareas? (Agency Member Hall)

MOTION by Agency Member Hopp to amend the wording of the main motion by deleting one word—"reflect"—and replacing it with "define." This motion was accepted by Chair Hoel as a friendly amendment.

MOTION by Agency Member Evans to add the following words to the original motion between "Figure 1," and "and remove:" "explore the potential of extending the Pacific Ridge boundary and/or the North Central Neighborhood boundary to include the area north of South 220th Street and east of 24th Avenue South." This motion was accepted by Chair Hoel as a friendly amendment.

The amended motion now reads, "I move to direct staff to update the North Central Element of the Comprehensive Plan to define the planning and economic vision for the area, extend the neighborhood boundary to the west as shown on Figure 1, explore the potential of extending the Pacific Ridge boundary and/or the North Central Neighborhood boundary to include the area north of South 220th Street and east of 24th Avenue South, and remove the subarea boundaries." It passed by unanimous vote of the Planning Agency.

MOTION by Chair Hoel, seconded by Agency Member Hopp, to recommend that City Council adopt Draft Ordinance No. 12-019 amending Chapter 18.25 DMMC relating to development standards for the Business Park Zone in the City of Des Moines.

Chair Hoel called for discussion of the motion. Discussion centered on two questions:

1. Whether the name of the Business Park Zone should be changed to Industrial Park Zone; and,
2. Whether more defined location standards should be included to control the types of buildings facing major streets.

MOTION by Chair Hoel, seconded by Vice Chair McDonald, and passed unanimously, to table the current motion so that staff could do further work on issues involved in the two questions and present results for further consideration at the next meeting of the Planning Agency.

NEXT MEETING DATE---March 5, 2012

ADJOURNMENT

MOTION by Chair Hoel, seconded by Agency Member McDonald, and passed unanimously, to adjourn the meeting at 9:40 p.m.

Respectfully Submitted,

David Steen
Agency Clerk

DES MOINES PLANNING AGENCY REGULAR MEETING

7:00 p.m.

March 5, 2012

At 7:00 p.m., Planning Agency Chair Shan Hoel called the Des Moines Planning Agency meeting to order in the City Council Chambers, 21630 11th Avenue South, Suite B, Des Moines, WA.

PLEDGE OF ALLEGIANCE led by Agency Member Scott Evans.

ROLL CALL—Present: Agency Members William Hopp, Christine Hall, Scott Evans, and Shelley Murray, Chair Shannon Hoel and Vice Chair Mel McDonald. Staff attendance included Development Services Manager Robert Ruth, Planning Manager Denise Lathrop, Senior Planner Jason Sullivan and Agency Clerk David Steen. Also present was City Council Liaison, Councilmember Jeannette Burrage.

MOTION by Chair Hoel, second by Vice Chair McDonald, to excuse the absence of Agency Member Cass Prindle, passed unanimously.

MINUTES

Minutes from the February 6, 2012 Planning Agency meeting were available for review. Agency Member Murray suggested she could not have led the Pledge of Allegiance at that meeting since she was not present. The correction will be made to show that Agency Member Hall led the Pledge of Allegiance.

MOTION by Chair Hoel, second by Vice Chair McDonald, to accept the minutes with the noted correction, passed unanimously.

COMMENTS FROM THE PUBLIC

City Council Member Jeanette Burrage (905 S. 209th St., Des Moines) introduced herself as the newly appointed liaison to the Planning Agency from the City Council.

ADMINISTRATION REPORTS

Development Services Manager Ruth briefly discussed four items:

1. 2012-2013 City Council work program
2. Council Goals and Strategic Objectives
3. Information packet from "Boot Camp for Planners," a workshop offered by the Planning Association of Washington, attended recently by Agency Member Hopp and Vice Chair McDonald
4. Staff was recently directed by the Finance and Economic Development Committee of the City Council to work on the Fence Code so that it might be less restrictive for homeowners.

OLD BUSINESS

Continued Discussion: Business Park Land Use and Zoning

MOTION by Chair Hoel, second by Vice Chair McDonald, to return the motion regarding the adoption of Draft Ordinance No. 12-019 back to the table for further discussion, passed unanimously.

Senior Planner Sullivan led discussion and fielded questions from Agency Members regarding the proposed ordinance. A number of changes suggested by Agency Members were noted by Senior Planner Sullivan for inclusion in the final document.

MOTION by Chair Hoel, second by Vice Chair McDonald, to recommend that City Council adopt Draft Ordinance No. 12-019 amending Chapter 18.25 DMMC relating to development standards for the Business Park Zone in the City of Des Moines, including a number of minor amendments suggested through the Planning Agency discussion and consensus, passed unanimously.

NEW BUSINESS

Introduction of Institutional Campus Zoning—Draft Ordinance

Senior Planner Sullivan introduced Draft Ordinance No. 12-026, establishing an Institutional-Campus zoning designation in the City of Des Moines, for consideration by the Planning Agency. He mentioned that the City Council had amended the Des Moines Comprehensive Plan by adding a policy to the Land Use Element which directs the Development Services Division to work with Highline Community College to establish such a zoning designation that would facilitate the redevelopment plans as established in the College's Master Plan. He added that other specific uses to be included in the zone would be government facilities (City Hall, SCORE, fire stations), educational facilities (Highline and Federal Way schools), convalescent/retirement housing (Wesley Homes, Judson Park, Masonic Home), and other institutional uses.

During discussion, consensus was reached to apply many of the same changes to site design guidelines that were just discussed regarding the Business Park Land Use and Zoning. Chair Hoel also secured consensus of the group to delete "and other institutional uses" found in (a) and (b) under "Sec. 1.1. Purpose of zone" as well as changing "these" to "existing" in (c) of the same section.

MOTION by Chair Hoel, seconded by Agency Member Hopp, to recommend that City Council adopt Draft Ordinance No. 12-026 amending Title 18 DMMC by establishing an Institutional – Campus zoning designation in the City of Des Moines, passed unanimously.

NEXT MEETING DATE—June 4, 2012 (Development Services Manager Ruth indicated he would provide at least three weeks' notice if a May meeting is needed.)

ADJOURNMENT

Chair Hoel stated that this meeting was adjourned.

Respectfully Submitted,

David Steen, Agency Clerk

Appendix F

Compatibility Criteria

Table F-1

Maximum Residential Density						
Compatibility Zones	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum Residential Density						
	Average Number of Dwelling Units Per Gross Acre					
Agricultural (farmland/forest)	0	Maintain current comprehensive plan designation and zoning designation				
Rural (outside an urban growth boundary)	0	1 d.u. per 10 acres	1 d.u. per 10 acres ^A	1 d.u. per 5 acres ^A	1 d.u. per 10 acres ^A	1 d.u. per 5 acres
Urban (within the urban growth boundary)	0	0	B	C	B	C
Maximum Intensities for Nonresidential Uses (Commercial, Industrial, Offices, and Activities)						
	Average Number of People Units Per Gross Acre					
Agricultural (farmland/forest)	1-5 ^E	D, E	D, E	D, E	D, F	D
Rural (outside an urban growth boundary)	1-5 ^E	10-25 ^E	10-25 ^E	40-60 ^E	100-150 ^E	100-150 ^G
Urban (within the urban growth boundary)	1-5 ^E	50-75 ^E	80-120 ^E	100-150 ^E	100-150 ^E	No Limit ^G

Notes:

- A Cluster to preserve open space to maintain open approach corridor at and near runway ends.
- B Infill development up to average of surrounding residential area is allowed, but is appropriate only if nonresidential uses are not feasible
- C Promote high density and intensity mixed use development (15 or more d.u. per acre)
- D Maintain current comprehensive plan designation and zoning designation.
- E Special Function Land uses should be prohibited.
- F 50-100 people per acre allowed if on airport and aviation-related.
- G Special Function Land uses should be avoided.

Table F-2
Airport Land Use Matrix

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
A. Resource Operations						
1. Agricultural (Commercial)						
Agriculture, horticulture, general farming (crops only, not feedlots and stockyards)	P	P	P	P	P	P
Agricultural building	L	L	P	P	P	P
Agricultural chemical sales/storage	X	L	P	P	P	P
Agricultural Housing/Farm labor	X	X	L	P	L	P
Agricultural housing/farm labor	X	X	L	P	L	P
Agricultural market	X	X	P	P	X	P
Agricultural related industries	X	L	P	P	P	P
Animal husbandry	X	L	L	L	X	P
Agricultural feeding operation or stockyards	X	X	X	X	X	X
Agriculture or food processing facility	X	L	P	P	L	P
Livestock auction	X	X	X	L	X	P
Fairgrounds	X	X	X	X	X	P
Floriculture, aquaculture	X	L	P	P	P	P
Fruit bin sales/storage	X	L	P	P	P	P
2. Forest (Commercial)						
General forest silver culture	L	L	P	P	P	P
Forest product processing	X	L	P	P	P	P
3. Mining/Refining/Offsite Hazardous Waste Treatment						
Asphalt paving and roofing materials, rock crushing	X	X	L	L	L	P
Mining including sand and gravel pits	X	L	L	L	X	P
Stockpiling of earthen materials	X	L	L	L	X	P
B. Rural Development						
1. Rural Residential						
Single-family dwelling (large lot, 5 acres or greater*)	X	L	L	P	X	P
Single-family dwelling, rural centers	X	X	L	L	X	L
Residential Cluster Development, 40% open	X	X	LSC	X	X	P
Multi-family dwelling	X	X	X	X	X	P
Temporary farm housing	X	X	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
2. Rural Centers						
Single-family dwelling; up to 12 dwelling units/acre	X	X	L	L	X	L
Two - Four family dwelling (duplex) (*)	X	X	X	X	X	L
Multi-family dwelling; 12-20 units/acre	X	X	L	X	X	P
21+ units/acre	X	X	P	P	X	P
Agriculture/forest/mineral resources or industry (see item A)						
Community services (see item D2)						
Retail and commercial service (see items D4 & D5)						
Industrial/manufacturing (see item D4s & D5)						
C. Education Facilities						
1. Education Facilities						
Junior or community college	X	X	L	L	L	P
Schools, K-12 elementary, middle, senior high	X	X	X	X	X	X
Business school	X	L	L	L	L	P
Vocational schools	X	L	L	L	L	P
D. Urban Development						
1. Residential						
Single-family dwelling; up to 12 dwelling units/acre	X	X	X	X	X	L
Two - four-family dwelling (duplex)(*)	X	X	X	X	X	L
Multi-family dwelling(*): 15 or more	X	X	LSC	X	X	P
Mixed-use office/commercial/residential use	X	X	P	P	X	P
Residential development cluster 40% > open space	X	X	L	L	X	L
Residential infill	X	X	L	L	L	P
Mobile home parks	X	X	L	L	X	L
Boarding house	X	X	L	L	L	L
Retirement homes	X	X	X	X	X	L

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
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All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
2. Community Services						
Cemetery	P	P	P	P	L	P
Churches, synagogues, temples	X	X	L	L	X	L
Community center meeting halls, fraternal organizations	X	X	L	L	X	P
Convalescent, nursing home and group homes	X	X	X	X	X	L
Day care facilities, family in-home	X	X	L	L	X	L
Day care center	X	X	L	L	X	L
Funeral home	X	X	P	P	X	P
Police, fire stations, ambulance service	X	L	P	P	P	P
Hospital	X	X	X	X	X	X
Medical clinic	X	X	L	L	X	P
Correction facilities	X	L	L	L	L	L
Libraries	X	X	P	P	X	P
Museums and art galleries	X	X	L	P	P	P
Zoo	X	X	P	P	X	P
3. Amusement and Recreation						
Amusement park (permanent)	X	X	L	L	X	L
Bowling alleys	X	X	P	P	X	P
Campground	X	L	L	P	L	P
Recreational vehicle parks; short term	X	L	L	P	L	P
Drive-in theatres	X	X	L	L	X	P
Fairgrounds	X	X	P	L	L	P
Golf courses	X	L	P	P	X	P
Gymnasiums, exercise facilities	X	L	L	L	L	P
Horse racing tracks, speedways	X	X	X	X	X	X
Miniature golf courses	X	X	P	P	X	P
Movie theatres, auditoriums exhibition halls	X	X	L	L	X	P
Parks	L	L	P	P	L	P
Roller skating rink	X	X	L	L	X	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
4. Retail Trade and Service						
Addressing, mailing, and stenographic services	X	L	P	P	L	P
Advertising agencies	X	L	P	P	L	P
Airport uses and activities commercial/industrial	L	P	P	P	P	P
Animal clinic/hospital	L	P	P	P	P	P
Antique stores	X	L	P	P	X	P
Automobile, truck, manufactured home, and travel trailer sales	L	P	P	P	P	P
Automobile and recreational vehicle (RV) sales; weekend	L	P	P	P	L	P
Automotive: car wash	L	P	P	P	L	P
Sales lot/auto center	L	P	P	P	P	P
Parking lots and garages	L	P	P	P	P	P
Maintenance and repair shops	X	P	P	P	P	P
Paint and body repair shops	L	P	P	P	P	P
Parts and accessories (tires, batteries, etc.)	X	P	P	P	P	P
Specialized repair shops (radiator, etc.)	L	P	P	P	P	P
Towing services	L	P	P	P	P	P
Wrecking and dismantling yard	L	P	P	P	L	P
Bakery	X	P	P	P	L	P
Beauty and barber shops	X	L	P	P	X	P
Bed and breakfast inn	X	X	L	L	X	P
Boats and marine accessories	X Except storage L	P	P	P	P	P
Books, stationery, office supplies	Storage only	P	P	P	L	P
Building and trade (plumbing, heating, electrical, painting, etc.)	Storage only	P	P	P	L	P
Clothing and accessories	X	L	P	P	L	P
Communication towers	X	X	L	L	L	L
Computer and electronic stores	X	L	P	P	L	P
Department, discount, variety stores	X	X	P	P	X	P
Drug stores (optical goods, orthopedic supplies)	X	L	P	P	L	P
Employment agencies (private)	X	P	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Farm and implements, tools and heavy construction equipment	X	L	P	P	P	P
Farm supplies	L	P	P	P	P	P
Financial institutions	X	P	P	P	L	P
Food store	X	P	P	P	L	P
Furniture, home furnishings, appliances	X	P	P	P	L	P
General hardware, garden equipment and supplies	X	P	P	P	L	P
Grocery and convenience stores	X	L	P	P	L	P
Heavy equipment storage, maintenance and repair	X	L	P	P	L	P
Insurance agents, brokers, and service agencies	X	P	P	P	L	P
Kennels	L	P	P	P	L	P
Laundries, laundromats, and dry cleaning plants	X	P	P	P	L	P
Liquor stores	X	P	P	P	L	P
Lumber yards	L	P	P	P	L	P
Medical and dental laboratory, offices and clinic	X	X	L	P	x	P
Mini Storage	L	P	P	P	P	P
Motels and Hotels	X	X	P	P	P	P
Motorcycles sales/repair (including maintenance)	X	P	P	P	L	P
Paint, glass, and wallpaper stores	X	P	P	P	L	P
Pet stores, pet supplies, and dog grooming	X	L	P	P	L	
Professional office buildings for architects, attorneys, government, etc.	X	L	P	P	P	P
Rental: auto, truck, trailer, fleet leasing services	L	P	P	P	L	P
Repairs: small appliances, tv, business machines, watches, etc.	L	P	P	P	L	P
Restaurant, cafe and drive-in eating facilities	X	L	P	P	P	P
Service station	X	L	P	P	L	P
Sporting goods, bicycle shops	X	P	P	P	P	P
Taverns, bars, dance establishments	X	L	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
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	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
5. Industry/Manufacturing						
Aircraft parts	Storage only	L	P	P	P	P
Aircraft industrial	Storage only	L	P	P	P	P
Apparel and accessories	X	L	P	P	X	P
Bakery products (wholesale)	Storage only	L	P	P	X	P
Beverage industry	Storage only	L	P	P	X	P
Canning, preserving, and packaging fruits, vegetables, and other foods	X	L	L	L	X	P
Cement and concrete plants	X	L	L	L	X	P
Chemicals (industrial, agricultural, wood, etc.)	X	X	L	L	X	L
Concrete, gypsum, and plaster products	Storage only	L	P	L	L	P
Confectionery and related products (wholesale)	Storage only	P	P	P	L	P
Mini storage	P	P	P	P	P	P
Product assembly	Storage only	L	P	P	L	P
Prefabricated structural wood products and containers	Storage only	P	P	P	L	P
Printing, publishing, and binding	Storage only	P	P	P	L	P
Rendering plants, slaughter houses	X	X	X	X	X	L
Rubber products	X	L	P	P	L	P
Sawmills and planing mills	Storage only	L	P	P	L	P
Sheet metal and welding shops	Storage only	P	P	P	L	P
Stone products (includes finishing of monuments for retail sale)	Storage only	P	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
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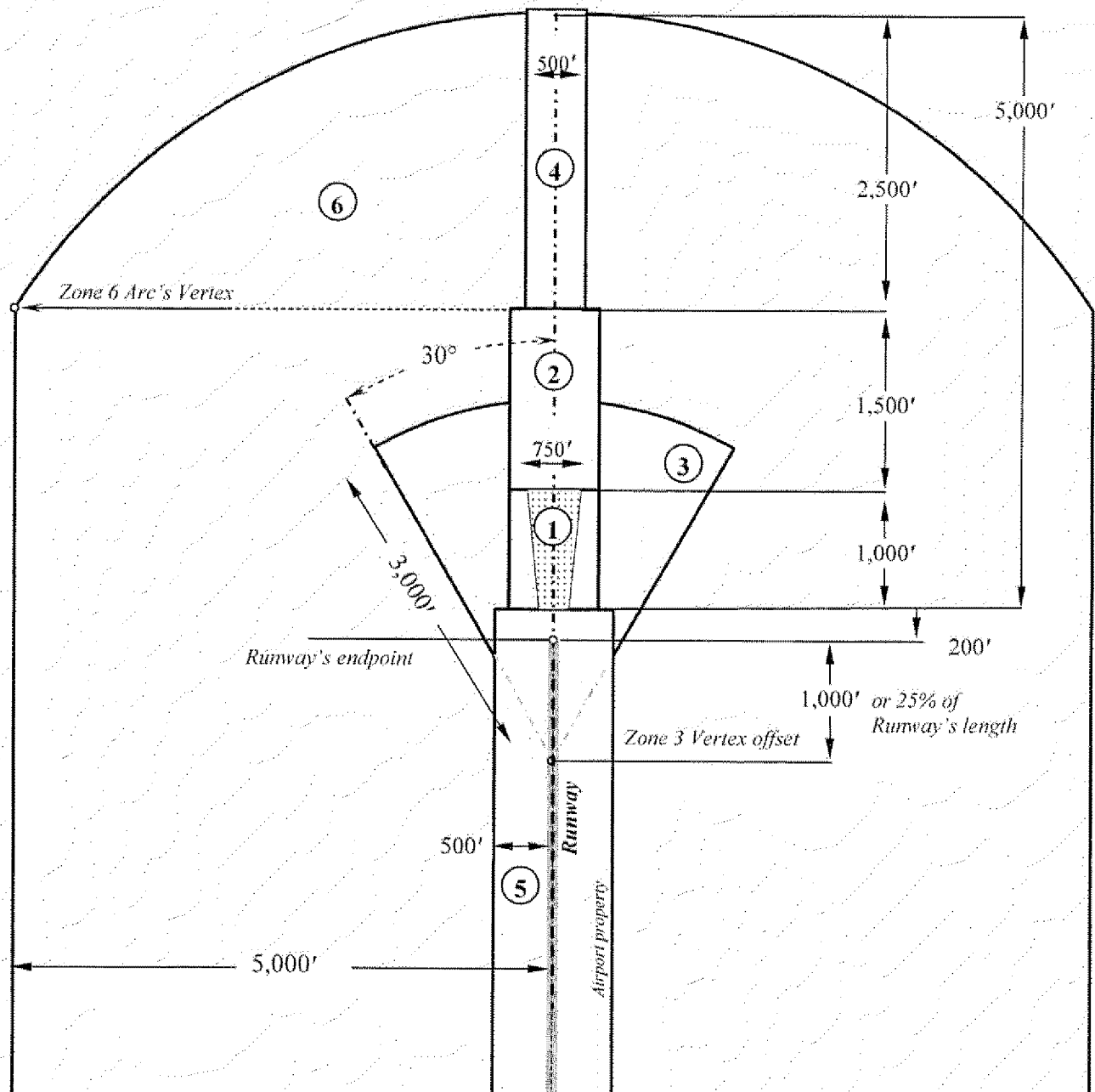
	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
6. Wholesale Trade-Storage						
Warehouses	Storage only	P	P	P	P	P
Wholesale trade	Storage only	P	P	P	P	P
Storage facilities; bulk	L	P	P	P	P	P
commercial	L	P	P	P	P	P
mini-storage	L	P	P	P	P	P
E. Transportation and Utilities						
1. Transportation						
Bus terminals	X	L	P	P	L	P
Transportation storage and maintenance facilities	Storage only	P	P	P	P	P
Transportation brokerage offices; without truck parking	X	P	P	P	P	P
with truck parking	L	P	P	P	P	P
Contract truck hauling, rental of trucks with drivers	L	P	P	P	P	P
Rail, truck terminals (for short-term storage, office)	L	P	P	P	P	P
Air storage and office use	Storage only	P	P	P	P	P
Railroad switch yards, maintenance, and repair facilities, etc.	X	P	P	P	P	P
Taxicab terminals, maintenance, and dispatching centers, etc.	X	P	P	P	P	P
2. Utilities						
Power generating facilities	L	L	L	L	L	L
Utility services (substations, etc.)	L	L	L	L	L	P
Wholesale trade	L	P	P	P	L	P
Storage facilities; bulk	L	P	P	P	P	P
Commercial	L	P	P	P	P	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
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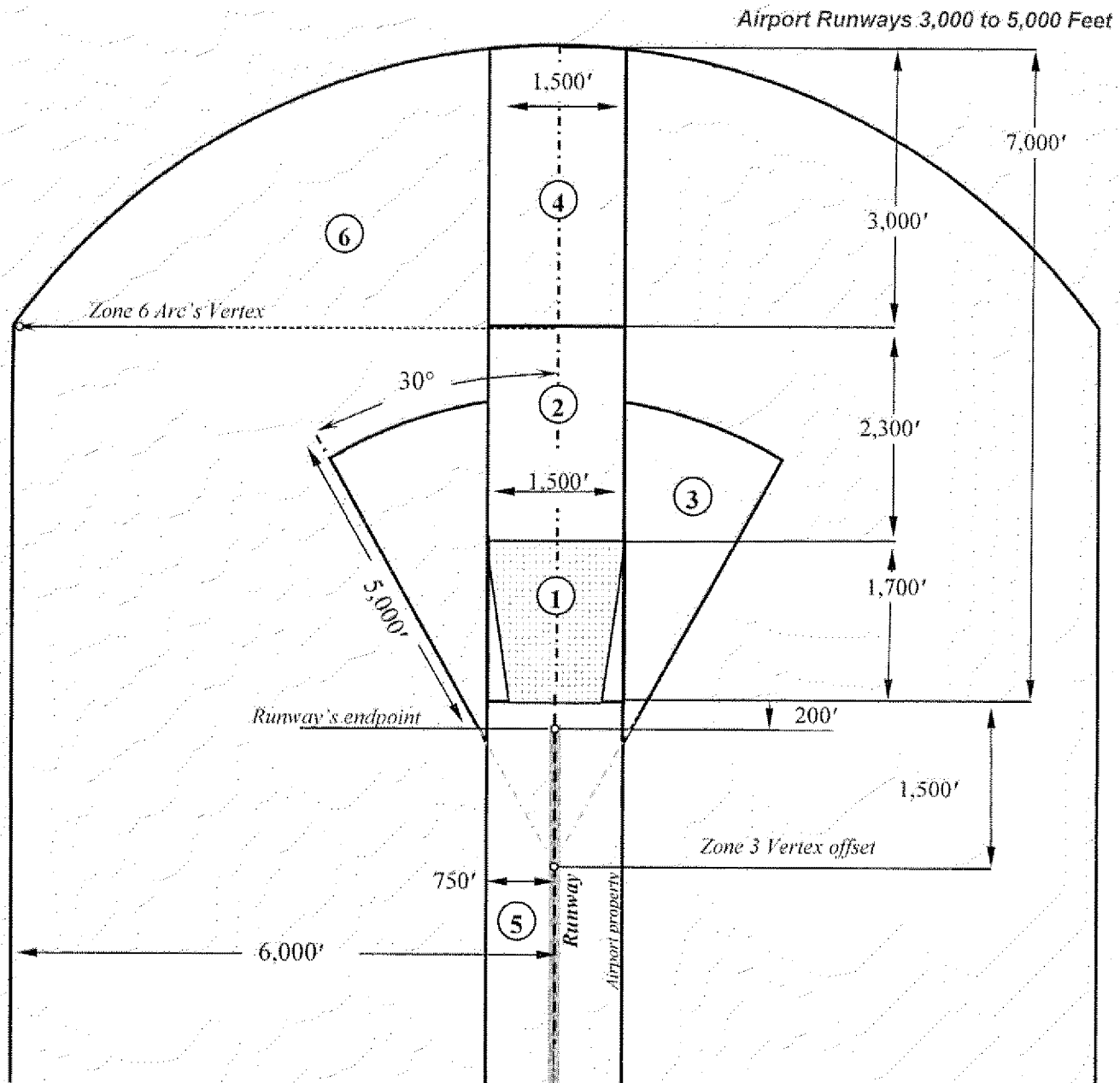
All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

Airport Runways Under 3000 Feet



Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	1,000'	750'	Zone 1 includes the runway's RPZ. The RPZ is depicted with ordered stipple within Zone 1 [stippled pattern]
Zone 2	1,500'	750'	NA
Zone 3	3,000'	*	*Plot Zone 3's vertex 1,000' from the runway's endpoint or 25% of runway's length
Zone 4	2,500'	500'	NA
Zone 5	*	500'	Zone 5 ends 200' past the runway's endpoint
Zone 6	5,000'	5,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

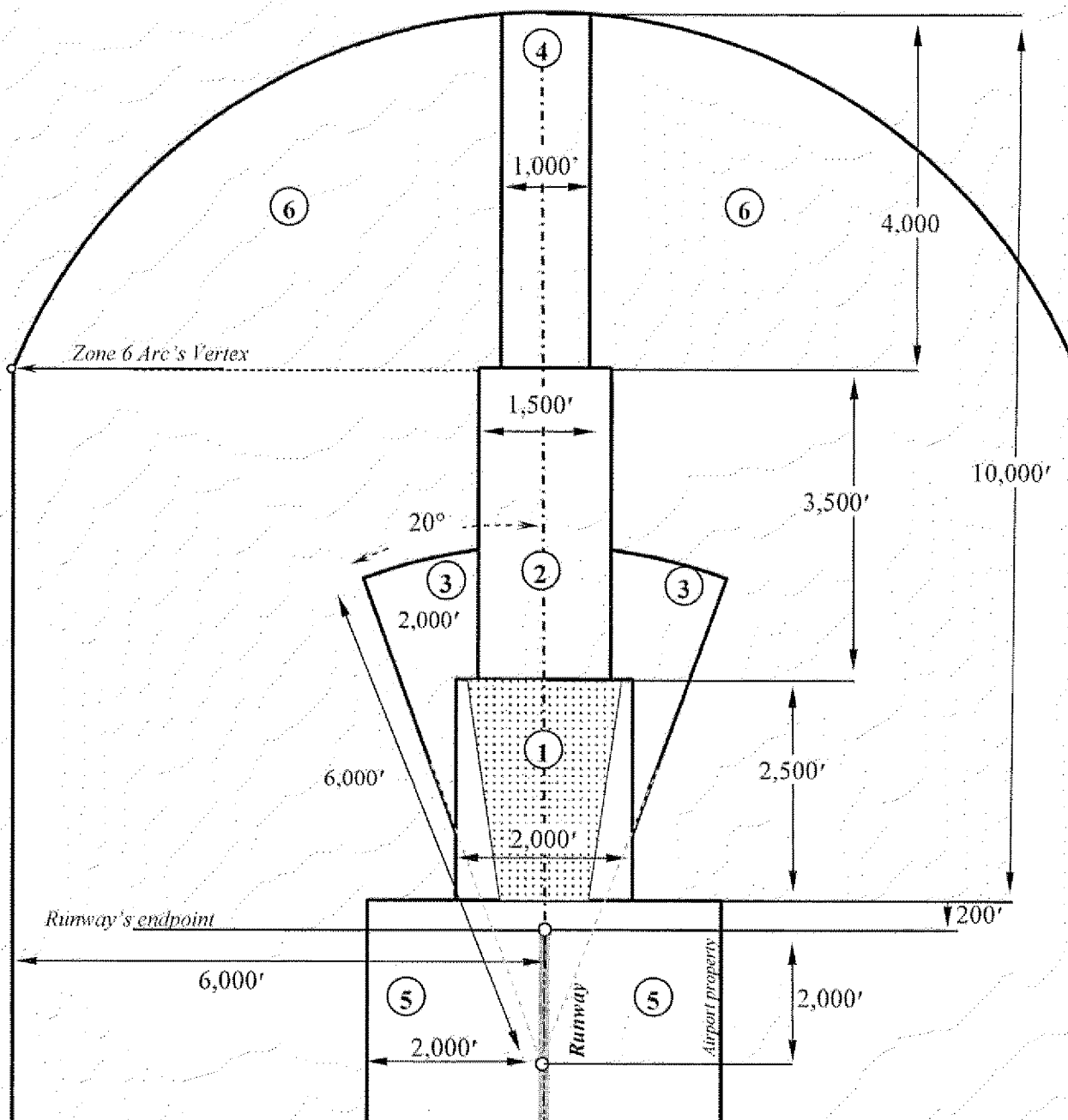
RPZ – Runway Protection Zone



Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	1,000'	750'	Zone 1 includes the runway's RPZ. The RPZ is depicted by ordered stipple within Zone 1. *RPZ dimensional standards are dictated by runway approach type.
Zone 2	1,500'	750'	NA
Zone 3	3,000'	*	*Plot Zone 3's vertex 1,500' from the runway's endpoint
Zone 4	2,500'	500'	NA
Zone 5	*	500'	Zone 5 ends 200' past the runway's endpoint
Zone 6	5,000'	5,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

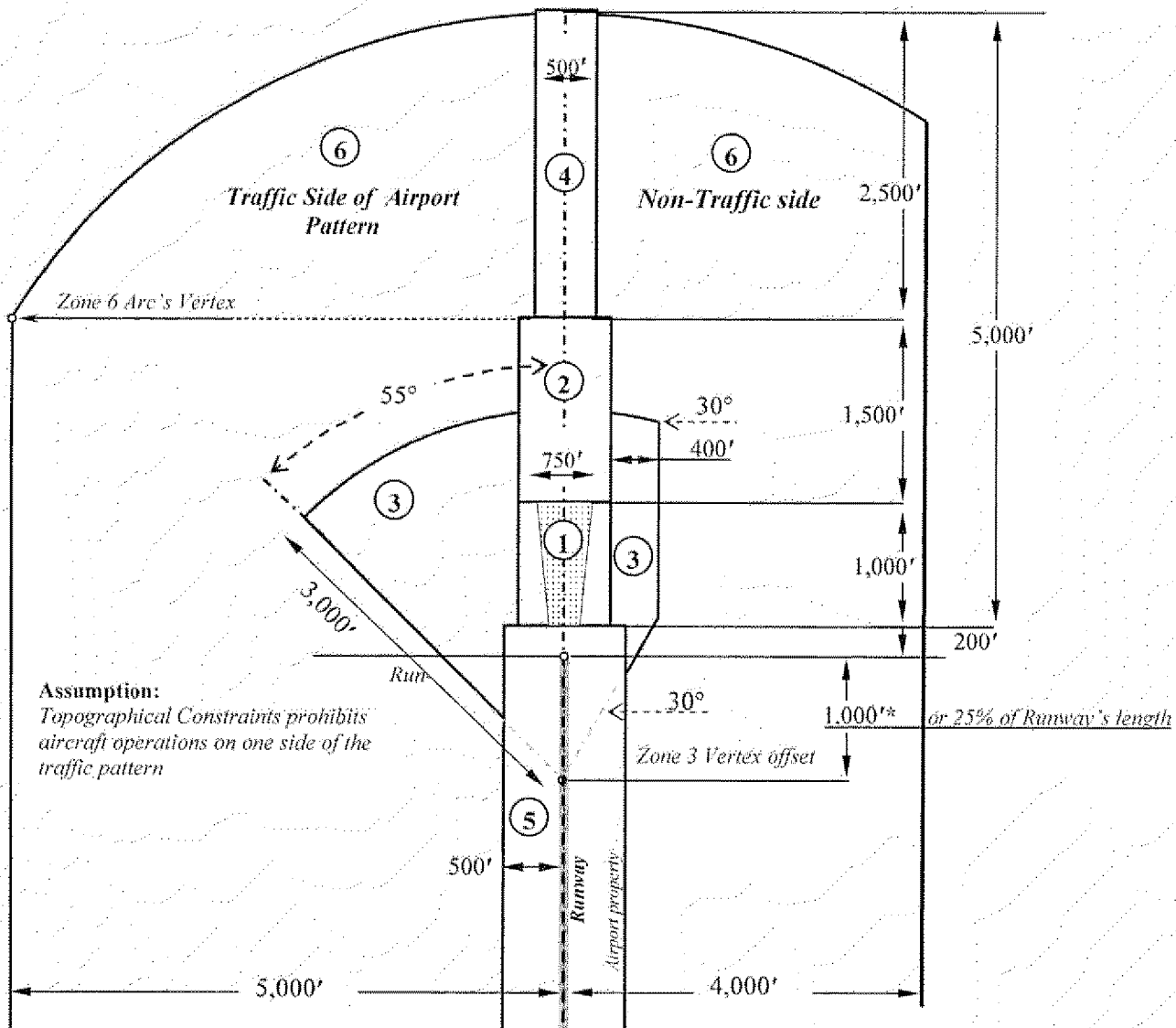
Airport Runways Greater Than 5000 Feet



Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	2,500'	2,000'	Zone 1 includes the runway's RPZ. The RPZ is depicted with ordered stipple within Zone 1. *RPZ dimensional standards are dictated by runway approach type.
Zone 2	3,500'	1,500'	NA
Zone 3	6,000'	*	*Plot Zone 3's vertex 2,000' from the runway's endpoint
Zone 4	4,000'		NA
Zone 5	*	2,000'	*Zone 5 ends 200' past the runway's endpoint
Zone 6	10,000'	6,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ—Runway Protection Zone

Airport Runway Under 3000 feet 'Single Sided Traffic Pattern Alternative

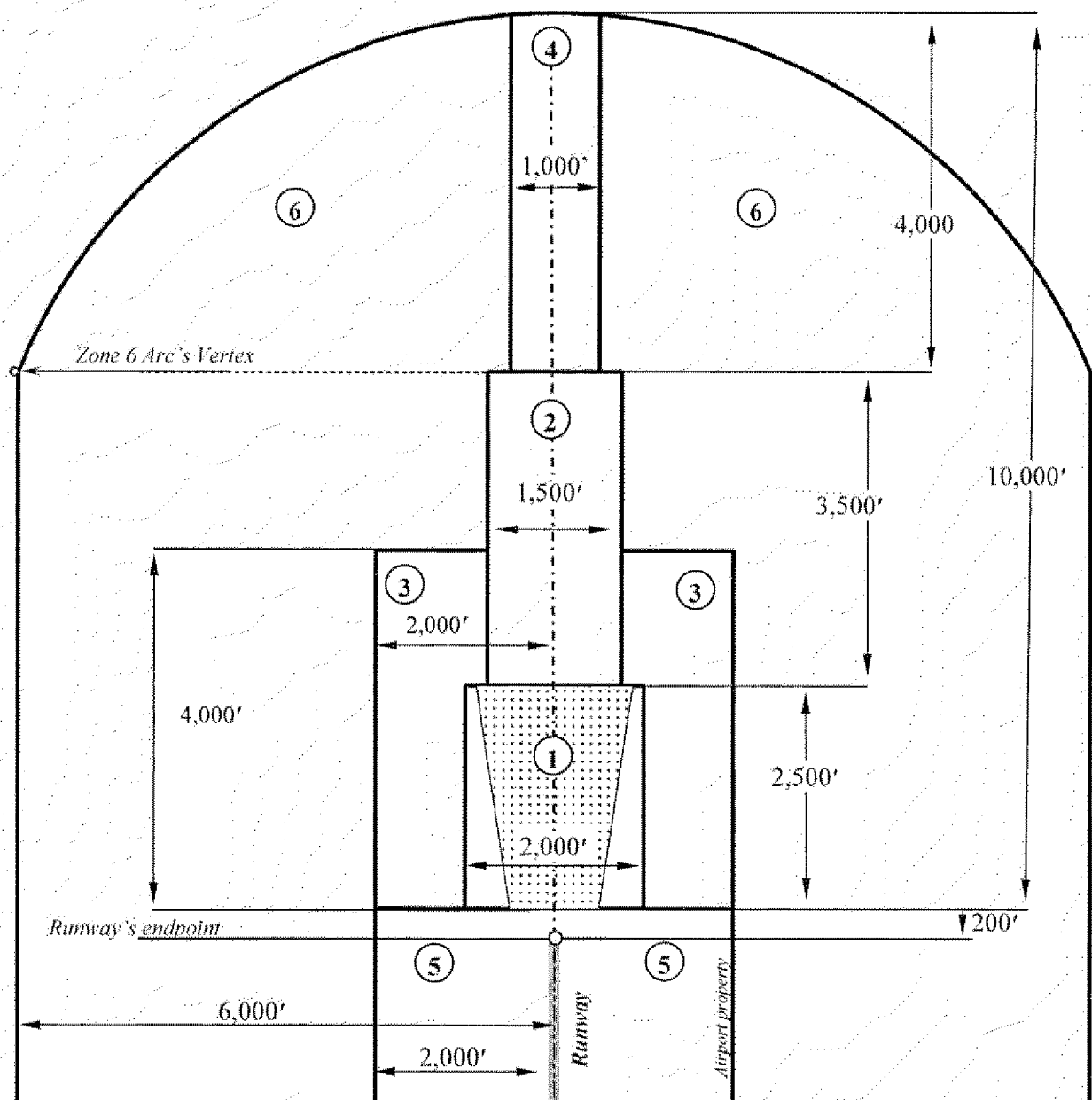


Airport Compatibility Zones

Dimensions	Length	Width	Notes
Zone 1	2,500'	2,000	Zone 1 includes the runway's RPZ. The RPZ is depicted with ordered stipple within Zone 1. *RPZ dimensional standards are dictated by runway approach type.
Zone 2	3,500'	1,500'	NA
Zone 3	3,000'	3,000'	NA
Zone 4	4,000'		NA
Zone 5	*	2,000'	*Zone 5 ends 200' past the runway's endpoint
Zone 6	10,000'	6,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

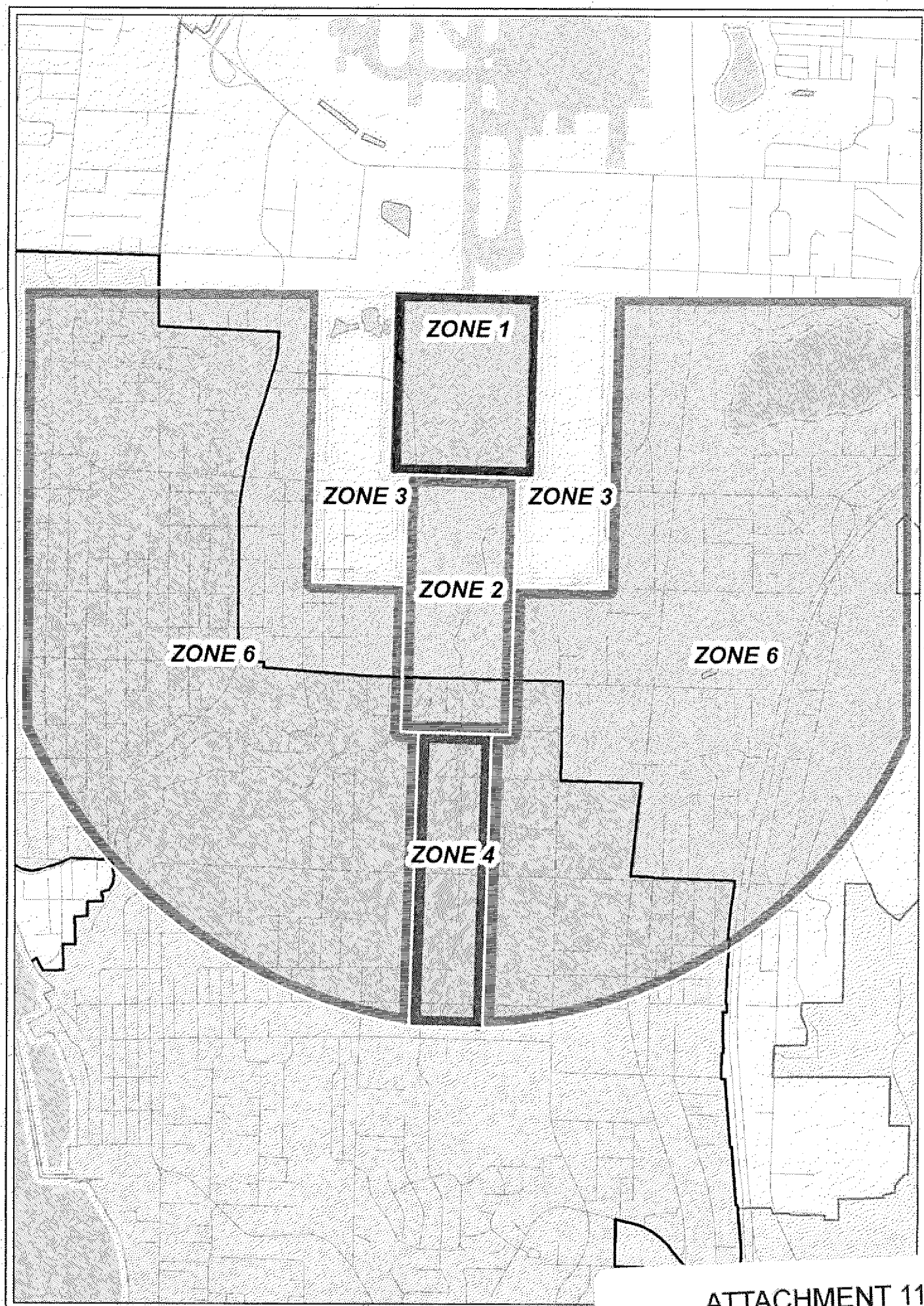
Airport Runways Greater Than 5,000 Feet: Alternative A



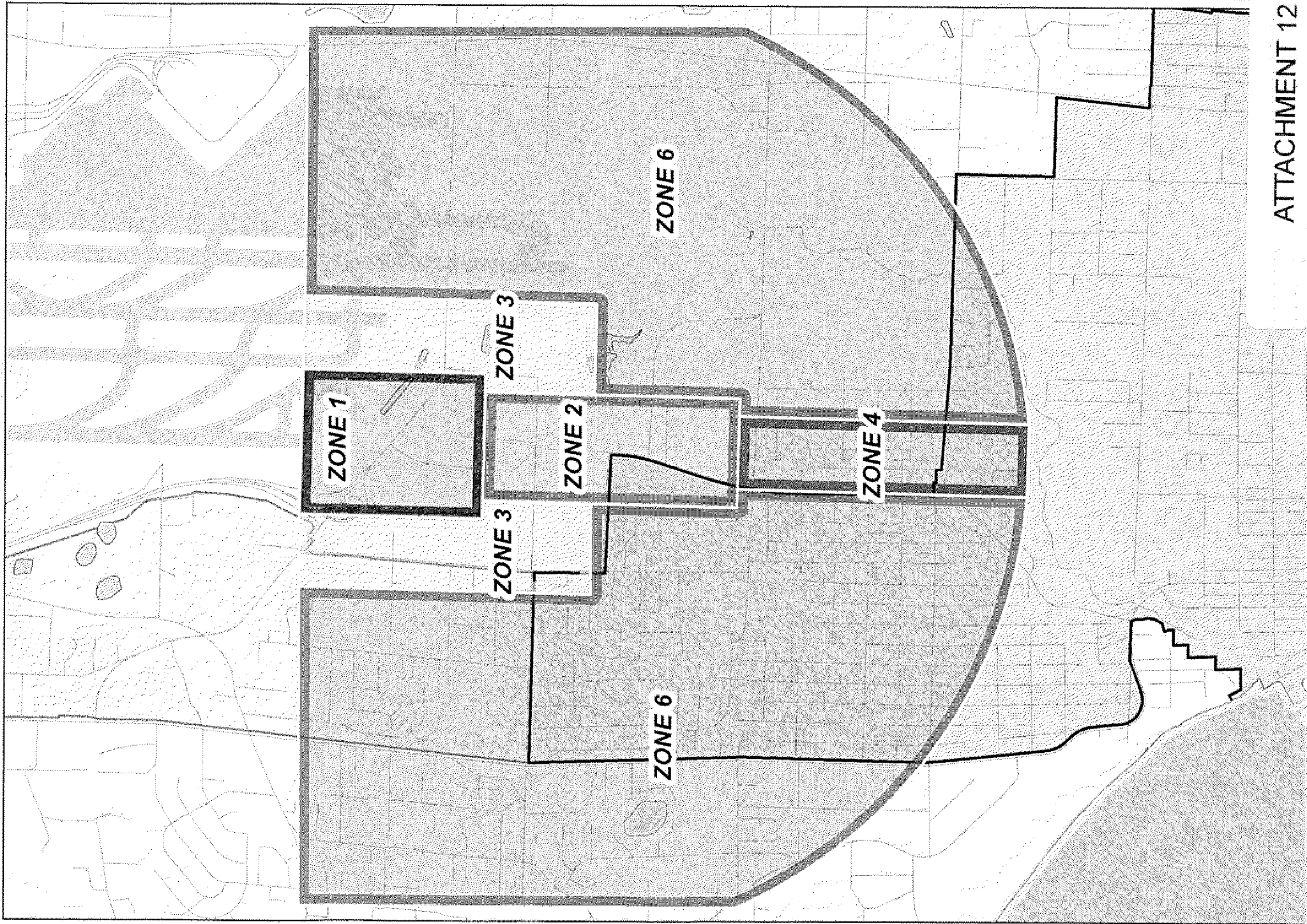
Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	1,000'	750'	Zone 1 includes the runway's RPZ. The RPZ is depicted by ordered stipple within Zone 1 [stippled pattern]
Zone 2	1,500'	750'	NA
Zone 3	3,000'	*	*Plot Zone 3's vertex 1,000' from the runway's endpoint or 25% of runway's length. 55° or greater traffic side. 30° with 400' width non-traffic side
Zone 4	2,500'	500'	NA
Zone 5	*	500'	Zone 5 ends 200' past the runway's endpoint
Zone 6	5,000'	5,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2. 5,000' width traffic side. 4,000' width non traffic side.

RPZ – Runway Protection Zone

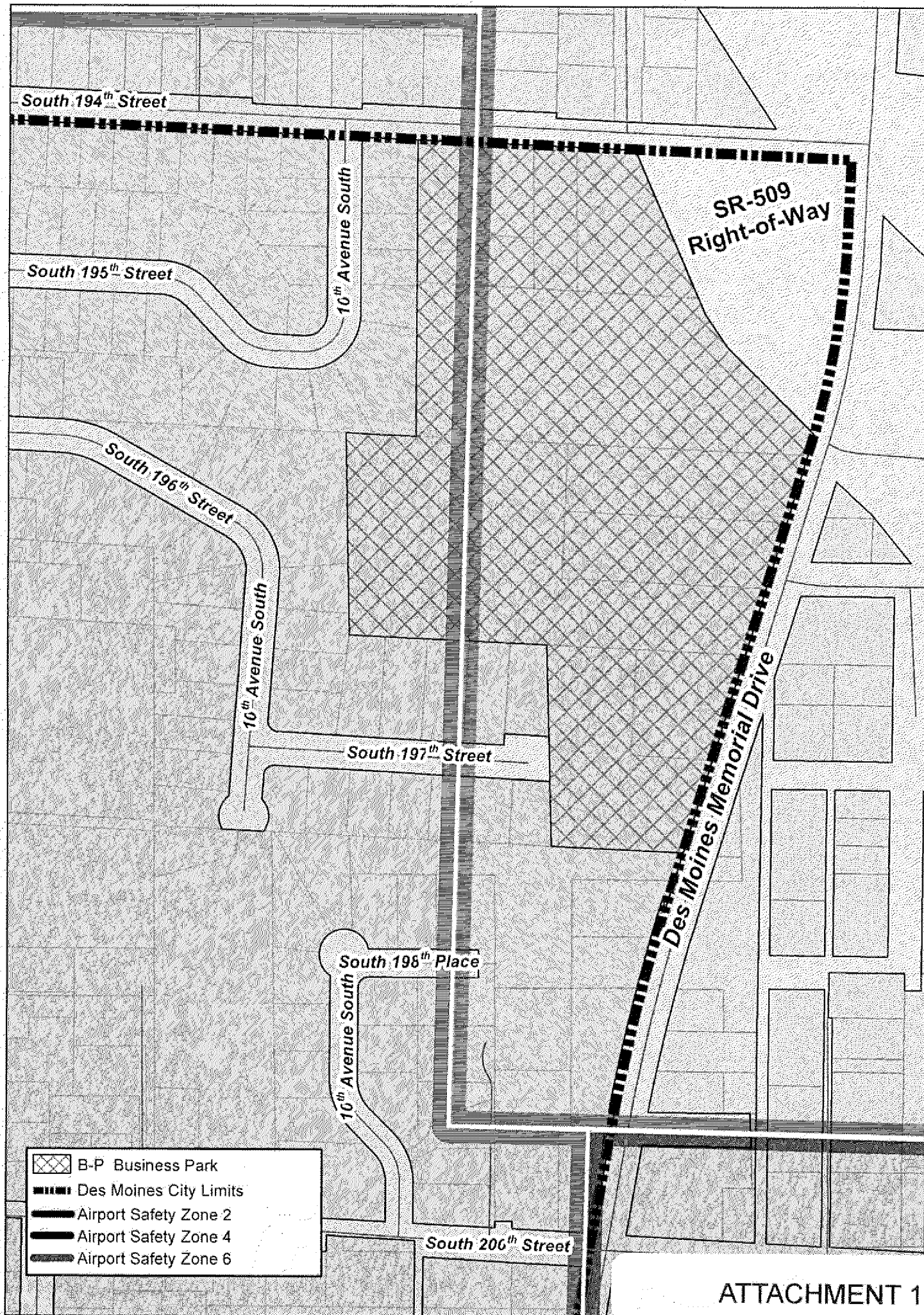
Airport Land Use Compatibility Zones: Runway 1



Airport Land Use Compatibility Zones: Runway 3



Airport Land Use Compatibility Zones: North Hill



Airport Land Use Compatibility Zones: North Central Des Moines



***Business Park
Standard Industrial Classification (SIC)
to
North America Industry Classification System (NAICS)
Conversion Matrix***

Prepared by
Jason Sullivan
Senior Planner
Development Services

Executive Summary

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
15	Building Construction - General contractors and operative builders	23	Construction	PERMITTED	PERMITTED	PERMITTED
17	Construction - Special trade contractors					
20	Food and kindred products	311	Food Manufacturing	LIMITED	LIMITED	PERMITTED
		312	Beverage and Tobacco Product Manufacturing	LIMITED	PERMITTED	PERMITTED
22	Textile mill products	313	Textile Mills	LIMITED	PERMITTED	PERMITTED
		314	Textile Product Mills	LIMITED	PERMITTED	PERMITTED
23	Apparel and other finished products made from fabrics and similar materials	315	Apparel Manufacturing	LIMITED	PERMITTED	PERMITTED
		316	Leather and Allied Product Manufacturing	LIMITED	PERMITTED	PERMITTED
24	Lumber and wood products, except furniture	321	Wood Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
25	Furniture and fixtures	337	Furniture and Related Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
26	Paper and allied products	322	Paper Manufacturing			
27	Printing, publishing, and allied industries	323	Printing and Related Support Activities	PERMITTED	PERMITTED	PERMITTED
28	Chemicals and allied products	325	Chemical Manufacturing	PROHIBITED	LIMITED	LIMITED
30	Rubber and miscellaneous products	326	Plastics and Rubber Products Manufacturing	LIMITED	PERMITTED	PERMITTED
32	Stone, clay, glass, and concrete products	327	Nonmetallic Mineral Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
34	Fabricated metal products, except machinery and transportation equipment	332	Fabricated Metal Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
357	Computer and Office Equipment	334	Computer and Electronic Product Manufacturing	LIMITED	PERMITTED	PERMITTED
36	Electronic and other electrical equipment and components, except computer equipment	335	Electrical Equipment, Appliance, and Component Manufacturing	LIMITED	PERMITTED	PERMITTED
38	Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods, watches and clocks	339	Miscellaneous Manufacturing	LIMITED	PERMITTED	PERMITTED
39	Miscellaneous manufacturing industries					

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
42	motor freight transportation and warehousing	484	Truck Transportation	PERMITTED	PERMITTED	PERMITTED
45	Transportation by air	481	Air Transportation	PERMITTED	PERMITTED	PERMITTED
4729	Arrangement of Passenger Transportation, NEC (arrangement of carpools and vanpools)"	4889	Other Support Activities for Transportation	PERMITTED	PERMITTED	PERMITTED
4783	Packing and Crating					
48	Communications	51	Information			
49	Electric, gas, and sanitary services	22	Utilities	LIMITED	LIMITED	PERMITTED
50	Wholesale Trade - durable goods	42	Wholesale Trade	PERMITTED	PERMITTED	PERMITTED
51	Wholesale Trade - nondurable goods					
5261	Retail Nurseries, lawn and garden supply stores	444	Building Material and Garden Equipment and Supplies	PERMITTED	PERMITTED	PERMITTED
531	Department Stores	452	General Merchandise Stores	PROHIBITED	PERMITTED	PERMITTED
533	Variety stores					
539	Miscellaneous general merchandise stores					
57	Home Furniture, Furnishings, and Equipment Stores	442	Furniture and Home Furnishings Stores	PERMITTED	PERMITTED	PERMITTED
		443	Electronics, and Appliance Stores	PERMITTED	PERMITTED	PERMITTED
5812	Eating Places	722	Restaurants	LIMITED	PERMITTED	PERMITTED
60	Depository Institutions	52	Finance and Insurance	PERMITTED	PERMITTED	PERMITTED
61	Nondepository Institutions					
62	Security and commodity brokers dealers, and exchanges					
63	Insurance carriers					
64	Insurance agents, brokers, and service					
65	Real Estate	53	Real Estate and Rental and Leasing	LIMITED	PERMITTED	PERMITTED
67	Holding and other investment offices	55	Management of Companies and Enterprises	LIMITED	PERMITTED	PERMITTED
72	Personal services	812	Personal and Laundry Services	LIMITED	PERMITTED	PERMITTED
73	Business Services	561	Administrative and Support Services	LIMITED	PERMITTED	PERMITTED
76	Miscellaneous repair services	811	Repair and Maintenance	PERMITTED	PERMITTED	PERMITTED
791	Dance Studios, Schools and Halls	6116	Other Schools and Instruction	PROHIBITED	LIMITED	PERMITTED

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
7991	Physical Fitness Facilities	71394	Fitness and Recreational Sport Centers	LIMITED	LIMITED	PERMITTED
7997	Membership Sports and Recreation Clubs	71399	All other Amusement and Recreation Industry	LIMITED	LIMITED	PERMITTED
801	Offices and Clinics of Doctors of Medicine	621	Ambulatory Health Care Services	PROHIBITED	PERMITTED	PERMITTED
802	Offices and Clinics of Dentist					
803	Offices and Clinics of Doctors of Osteopathy					
804	Offices and Clinics of Other Health Practitioners					
809	Miscellaneous Health and Allied Services, Not Elsewhere					
82	Educational Services	61	Educational Services			
83	Social Services	623	Nursing and Residential Care Facilities	PROHIBITED	PROHIBITED	LIMITED
		624	Social Assistance			
841	Museums and Art Galleries	712	Museums, Historical Sites, and Similar Institutions	PROHIBITED	PERMITTED	PERMITTED
861	Business Associations	8139	Business, Professional, Labor, and Similar Organizations	PROHIBITED	LIMITED	PERMITTED
865	Political Organizations					
869	Membership Organizations, Not Elsewhere Classified					
886	Religious Organizations	8131	Religious Organizations	PROHIBITED	LIMITED	LIMITED
87	Engineering, accounting, research, management, and related services	54	Professional, Scientific, and Technical Services	LIMITED	PERMITTED	PERMITTED
81	Legal Services					
91	Executive, legislative, and general government, except finance	92	Public Administration	LIMITED	PERMITTED	PERMITTED
92	Justice, public order, and safety					
93	Public finance, taxation, and monetary policy					
94	Administration of human resource programs					
95	Administration of environmental quality and housing					
96	Administration of economic programs					
97	National Security and International affairs					

Executive Summary

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
15	Building Construction - General contractors and operative builders	23	Construction	PERMITTED	PERMITTED	PERMITTED
17	Construction - Special trade contractors					
20	Food and kindred products	311	Food Manufacturing	LIMITED	LIMITED	PERMITTED
		312	Beverage and Tobacco Product Manufacturing	LIMITED	PERMITTED	PERMITTED
22	Textile mill products	313	Textile Mills	LIMITED	PERMITTED	PERMITTED
		314	Textile Product Mills	LIMITED	PERMITTED	PERMITTED
23	Apparel and other finished products made from fabrics and similar materials	315	Apparel Manufacturing	LIMITED	PERMITTED	PERMITTED
		316	Leather and Allied Product Manufacturing	LIMITED	PERMITTED	PERMITTED
24	Lumber and wood products, except furniture	321	Wood Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
25	Furniture and fixtures	337	Furniture and Related Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
26	Paper and allied products	322	Paper Manufacturing			
27	Printing, publishing, and allied industries	323	Printing and Related Support Activities	PERMITTED	PERMITTED	PERMITTED
28	Chemicals and allied products	325	Chemical Manufacturing	PROHIBITED	LIMITED	LIMITED
30	Rubber and miscellaneous products	326	Plastics and Rubber Products Manufacturing	LIMITED	PERMITTED	PERMITTED
32	Stone, clay, glass, and concrete products	327	Nonmetallic Mineral Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
34	Fabricated metal products, except machinery and transportation equipment	332	Fabricated Metal Product Manufacturing	PERMITTED	PERMITTED	PERMITTED
357	Computer and Office Equipment	334	Computer and Electronic Product Manufacturing	LIMITED	PERMITTED	PERMITTED
36	Electronic and other electrical equipment and components, except computer equipment	335	Electrical Equipment, Appliance, and Component Manufacturing	LIMITED	PERMITTED	PERMITTED
38	Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods, watches and clocks	339	Miscellaneous Manufacturing	LIMITED	PERMITTED	PERMITTED
39	Miscellaneous manufacturing industries					

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
42	motor freight transportation and warehousing	484	Truck Transportation	PERMITTED	PERMITTED	PERMITTED
45	Transportation by air	481	Air Transportation	PERMITTED	PERMITTED	PERMITTED
4729	Arrangement of Passenger Transportation, NEC (arrangement of carpools and vanpools)"	4889	Other Support Activities for Transportation	PERMITTED	PERMITTED	PERMITTED
4783	Packing and Crating					
48	Communications	51	Information			
49	Electric, gas, and sanitary services	22	Utilities	LIMITED	LIMITED	PERMITTED
50	Wholesale Trade - durable goods	42	Wholesale Trade	PERMITTED	PERMITTED	PERMITTED
51	Wholesale Trade - nondurable goods					
5261	Retail Nurseries, lawn and garden supply stores	444	Building Material and Garden Equipment and Supplies	PERMITTED	PERMITTED	PERMITTED
531	Department Stores	452	General Merchandise Stores	PROHIBITED	PERMITTED	PERMITTED
533	Variety stores					
539	Miscellaneous general merchandise stores					
57	Home Furniture, Furnishings, and Equipment Stores	442	Furniture and Home Furnishings Stores	PERMITTED	PERMITTED	PERMITTED
		443	Electronics, and Appliance Stores	PERMITTED	PERMITTED	PERMITTED
5812	Eating Places	722	Restaurants	LIMITED	PERMITTED	PERMITTED
60	Depository Institutions	52	Finance and Insurance	PERMITTED	PERMITTED	PERMITTED
61	Nondepository Institutions					
62	Security and commodity brokers dealers, and exchanges					
63	Insurance carriers					
64	Insurance agents, brokers, and service	53	Real Estate and Rental and Leasing	LIMITED	PERMITTED	PERMITTED
65	Real Estate					
67	Holding and other investment offices	55	Management of Companies and Enterprises	LIMITED	PERMITTED	PERMITTED
72	Personal services	812	Personal and Laundry Services	LIMITED	PERMITTED	PERMITTED
73	Business Services	561	Administrative and Support Services	LIMITED	PERMITTED	PERMITTED
76	Miscellaneous repair services	811	Repair and Maintenance	PERMITTED	PERMITTED	PERMITTED
791	Dance Studios, Schools and Halls	6116	Other Schools and Instruction	PROHIBITED	LIMITED	PERMITTED

SIC		NAICS		Airport Safety Zone Land Use Compatibility		
Group No.	Title	Sector Number	Title	Zone 2	Zone 4	Zone 6
7991	Physical Fitness Facilities	71394	Fitness and Recreational Sport Centers	LIMITED	LIMITED	PERMITTED
7997	Membership Sports and Recreation Clubs	71399	All other Amusement and Recreation Industry	LIMITED	LIMITED	PERMITTED
801	Offices and Clinics of Doctors of Medicine	621	Ambulatory Health Care Services	PROHIBITED	PERMITTED	PERMITTED
802	Offices and Clinics of Dentist					
803	Offices and Clinics of Doctors of Osteopathy					
804	Offices and Clinics of Other Health Practitioners					
809	Miscellaneous Health and Allied Services, Not Elsewhere					
82	Educational Services	61	Educational Services			
83	Social Services	623	Nursing and Residential Care Facilities	PROHIBITED	PROHIBITED	LIMITED
		624	Social Assistance	PROHIBITED	LIMITED	PERMITTED
841	Museums and Art Galleries	712	Museums, Historical Sites, and Similar Institutions	PROHIBITED	PERMITTED	PERMITTED
861	Business Associations	8139	Business, Professional, Labor, and Similar Organizations	PROHIBITED	LIMITED	PERMITTED
865	Political Organizations					
869	Membership Organizations, Not Elsewhere Classified					
866	Religious Organizations	8131	Religious Organizations	PROHIBITED	LIMITED	LIMITED
87	Engineering, accounting, research, management, and related services	54	Professional, Scientific, and Technical Services	LIMITED	PERMITTED	PERMITTED
81	Legal Services					
91	Executive, legislative, and general government, except finance	92	Public Administration	LIMITED	PERMITTED	PERMITTED
92	Justice, public order, and safety					
93	Public finance, taxation, and monetary policy					
94	Administration of human resource programs					
95	Administration of environmental quality and housing					
96	Administration of economic programs					
97	National Security and International affairs					

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: 2012 Budget Amendments

FOR AGENDA OF: July 26, 2012

ATTACHMENTS:

Attachment 1 - Draft Ordinance No. 12-105

Attachment 2 – Appendix A

Attachment 3 – 2012 Budget Amendments

DEPT. OF ORIGIN: Finance

DATE SUBMITTED: July 16, 2012

CLEARANCES:

☒ Finance pl

☒ Legal SG

☐ Marina N/A

☐ Parks, Recreation & Senior Services N/A

☐ Planning, Building & Public Works N/A

☐ Police N/A

☐ Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: AT

Purpose and Recommendation

The purpose of this agenda item is to seek City Council approval to amend the 2012 adopted budget to authorize appropriations as described in Attachment 3.

Suggested Motion:

1. "I move to pass Draft Ordinance No. 12-105, relating to municipal finance, amending the 2012 budget adopted in Ordinance No. 1529 to a second reading for enactment on August 30, 2012."

Background

The 2012 budget was adopted by Ordinance No. 1529. Budget amendments are required only when the appropriation level in a fund is being changed. Staff recommends a budget amendment when the source for a proposed expenditure is from a fund's ending fund balance.

Discussion

The budget amendments as listed in Attachment 3 reflect decisions that require additional revenues and appropriations. The table below summarizes the final 2012 amended budget.

All Funds:	Adopted Budget	Amendments	Amended Budget
Beginning Fund Balance	\$ 9,644,521	\$ 632,194	\$ 10,276,715
Revenues	42,286,105	5,618,202	47,904,307
Expenditures	43,822,801	6,582,062	50,404,863
Ending Fund Balance	\$ 8,107,825	\$ (331,666)	\$ 7,776,159

Recommendation

Staff recommends that the City Council approve Draft Ordinance No. 12-105. Budget amendments are required only when the appropriation level in a fund is being changed. Per RCW 35A.33.120, adoption of a budget amendment ordinance requires an affirmative vote of one more than the majority of all members of the City Council (5 votes): 1) if an emergency is declared and the City Council approved expenditures incident to the emergency event, and 2) if appropriations are being decreased in any fund.

FINANCE DIRECTOR'S FIRST DRAFT 07/12/12
DRAFT ORDINANCE NO. 12-105

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON relating to municipal finance, amending Ordinance No. 1529 (uncodified) (Budget 2012), and authorizing certain expenditures in the amounts specified in this ordinance.

WHEREAS, the City Council finds that current revenue and expenditure reports for the City differ from forecasts used to create the 2012 budget, enacted by Ordinance No. 1529, and further finds that such differences justify certain adjustments regarding obligations incurred and expenditures of proceeds for fiscal year 2012, all as described as follows:

Fund	Description	Expenditure Adjustments	Revenue Adjustments
001-General Fund	Decrease Beginning Fund Balance - Adjust to Actual	\$ -	\$ (452,007)
001-General Fund	Reduce one-time Sales Tax-New Construction for delay of Artemis Hotel		(130,259)
001-General Fund	Eliminate one-time B&O Taxes for delay of Artemis Hotel		(41,883)
001-General Fund	Eliminate one-time Building Permits For delay in projects		(579,349)
001-General Fund	Carry forward Artemis Hotel Land Clearing Permit Revenue		7,701
001-General Fund	Revise DMCBP Land Clearing Permit Revenue		52,200
001-General Fund	Revise Bureau Justice Assistance for bullet proof vests to award balance		1,680
001-General Fund	Carry forward EAP SAAP Grant for WD #54 Downtown Wtr System Imprv		121,312
001-General Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		4,539
001-General Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		757
001-General Fund	Add Revenues for WA Traffic Safety Commission donation of E-Ticketing equipment		8,820
001-General Fund	Reduce City Assistance Revenues based on State revisions		(23,326)
001-General Fund	Reduce Liquor Board Excise Taxes due to State Legislation		(75,327)
001-General Fund	Revise Liquor Board Profits due to I-1183		53,424
001-General Fund	Eliminate Liquor License Fees (included with Liquor Board Profits)		(123,800)
001-General Fund	Increase COPS Hiring Program Grant due to award extension		87,300
001-General Fund	Carry forward HEAL Grant Program Revenues		31,257
001-General Fund	Increase One-time Engineering Plan Review Fees per Dev Svcs revised projections		163,674
001-General Fund	Increase Base Zoning Fees per Dev Services revised projections		11,320
001-General Fund	Increase one-time Zoning Fees DMCBP per Dev Services revised projections		31,048
001-General Fund	Increase one-time Plan Check Fees per Dev Services revised projections		390,835
001-General Fund	Increase Fines & Forfeits revenues due to increased traffic enforcement		40,000
001-General Fund	Increase Automated Speed Enforcement Revenues for Midway Elem		90,110
001-General Fund	Add Revenues for State Justice Institute Award-Court staffing analysis		36,000
001-General Fund	Add Revenues for NRPA Grant for Summer Lunch Program		30,000
001-General Fund	Increase transfer from Levy Ld LFI Fund		8,960
001-General Fund	Add appropriations for Court staffing analysis	40,000	
001-General Fund	Increase appropriations for medical provider administration fees	53,625	
001-General Fund	Carry forward Highline CC Associated Students sponsorship	6,000	
001-General Fund	Add appropriations for fair value of donated E-Ticketing equipment	8,820	
001-General Fund	Add appropriations for Automated Speed Enforcement Program-Midway Elem	28,500	
001-General Fund	Increase appropriations for SCORE misdemeanor maintenance	229,412	
001-General Fund	Carry forward WD #54 Downtown Water System Imprv	121,312	
001-General Fund	Carry forward HEAL Grant Program expenditures	23,755	
001-General Fund	Carry forward HEAL Grant Program expenditures	4,107	
001-General Fund	Carry forward HEAL Grant Program expenditures	700	
001-General Fund	Carry forward HEAL Grant Program expenditures	250	
001-General Fund	Carry forward HEAL Grant Program expenditures	2,493	
001-General Fund	Add appropriations for Sonju Irrigation extension paid for by plot fees	400	
001-General Fund	Add appropriations for park buildings flood insurance	5,312	
001-General Fund	Add appropriations for Summer Lunch Program	30,000	
001-General Fund	Add appropriations for transfer-out to Self-Insurance Fund increasing Ending Fund Bal	20,000	
001-General Fund	Add appropriations for transfer-out to Trans C/P Fund - ASE Program-Midway Elem	61,500	
001-General Fund	Decrease Ending Fund Balance	(891,200)	
101-Street Fund	Increase Beginning Fund Balance - Adjust to Actual		64,810
101-Street Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		8,135
101-Street Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		1,356
101-Street Fund	Increase Ending Fund Balance	74,301	
107-Drug Seizure Fund	Adjust Beginning and Ending Fund Balances to Actual	(91)	(91)
109-Transportation Impact Fee Fund	Adjust Beginning and Ending Fund Balances to Actual	53	53
111-Hotel-Motel Tax Fund	Adjust Beginning and Ending Fund Balances to Actual	280	280

Fund	Description	Expenditure Adjustments	Revenue Adjustments
112-Police Services Restoration Fund	Decrease Beginning Fund Balance - Adjust to Actual		(1,040)
112-Police Services Restoration Fund	Add Auction Grant Revenues for substation costs/equipment		19,700
112-Police Services Restoration Fund	Add appropriations for Auto Task Force Grant funded equipment		19,700
112-Police Services Restoration Fund	Increase transfers to General Fund	18,960	
211-1995 GO Bond Fund	Decrease Beginning Fund Balance - Adjust to Actual		(193)
211-1995 GO Bond Fund	Increase appropriations for transfer-out to Facility Repair & Repl Fund	(193)	
212-110 Fund	Adjust Beginning and Ending Fund Balance to Actual Balance		(4,824)
219-2008 GO & Refunding Bond Fund	Adjust Beginning and Ending Fund Balance to Actual	5	5
220-Miscellaneous Debt Service	Reduce transfers from transportation of Fund for RWIT Loan Gateway		(238,970)
220-Miscellaneous Debt Service	Reduce RWIT Loan Principal - Gateway Project for loan term extension	(238,971)	
220-Miscellaneous Debt Service	Increase RWIT Loan Interest - Gateway Project for loan term extension		
310-Municipal Capital Improvements Fund	Decrease Beginning Fund Balance - Adjust to Actual		(2,434)
310-Municipal Capital Improvements Fund	Carry forward federal grant funds for DM Creek Trail		54,334
310-Municipal Capital Improvements Fund	Carry Forward FEMA grant funds for Beach Park Mudslide		17,512
310-Municipal Capital Improvements Fund	Carry forward State Eng Mgt funds for Beach Park Mudslide		2,919
310-Municipal Capital Improvements Fund	Carry Forward WA ST Heritage grant funds for Dining Hall		246,856
310-Municipal Capital Improvements Fund	Carry forward WA ST Heritage grant funds for Grandstand/Field House Imprv		74,335
310-Municipal Capital Improvements Fund	Carry Forward contributions from DMLF for Grandstand		2,500
310-Municipal Capital Improvements Fund	Remove Cherry St. Builders Damages		(20,000)
310-Municipal Capital Improvements Fund	Carry Forward Utility Rebates/Citywide Energy Imprv		23,000
310-Municipal Capital Improvements Fund	Carry forward appropriations for Auditorium	49,610	
310-Municipal Capital Improvements Fund	Add appropriations for Dining Hall Decking & Fencing	46,523	
310-Municipal Capital Improvements Fund	Carry forward appropriations for Beach Park mudslide	11,763	
310-Municipal Capital Improvements Fund	Carry forward appropriations for Citywide Energy Savings project	27,016	
310-Municipal Capital Improvements Fund	Carry forward appropriations for Field House Restrooms project	7,782	
310-Municipal Capital Improvements Fund	Add appropriations for Field House Restrooms project	12,180	
310-Municipal Capital Improvements Fund	Carry forward appropriations for DM Creek Trail	11,510	
310-Municipal Capital Improvements Fund	Increase Ending Fund Balance	232,638	
319-Transportation Capital Improvement Fund	Increase Beginning Fund Balance - Adjust to Actual		513,240
319-Transportation Capital Improvement Fund	Carry forward CDEG grant funds for S-216th St Imprv		48,800
319-Transportation Capital Improvement Fund	Reduce H.Way BRPRAC funds for North Wn Bridge Seismic Retrofit		(35,292)
319-Transportation Capital Improvement Fund	Reduce H.Way BRPRAC funds for North Wn Bridge Fencing Repairs		(22,016)
319-Transportation Capital Improvement Fund	Remove Wall Revenues from Traffic Safety Program		(250,000)
319-Transportation Capital Improvement Fund	Add H.Way Prevention Citywide Arterial Street Improvements		250,000
319-Transportation Capital Improvement Fund	Carry forward WSPOT traffic Bullets		30,000
319-Transportation Capital Improvement Fund	Add revenues on for value of SR 508 ROW - Bames Creek Trail		1,360,000
319-Transportation Capital Improvement Fund	Add revenues on for value of ROWS 216th St Imprv Seg 2		818,000
319-Transportation Capital Improvement Fund	Carry forward FSE revenues for North Wn Bridge Seismic Retrofit		21,000
319-Transportation Capital Improvement Fund	Carry forward Quest/Canby Link reimbursement for S216th St Imprv Seg 4		27,343
319-Transportation Capital Improvement Fund	Carry forward FSE revenues for 24th Ave S Imprv		58,820
319-Transportation Capital Improvement Fund	Correct revenues for transfers to and by Park Levy Funds (Bames Creek Trail)		(20,000)
319-Transportation Capital Improvement Fund	Increase transfers from General Fund for ASE Program Midway Elementary		61,500
319-Transportation Capital Improvement Fund	Carry forward appropriations for 24th Ave S Imprv Engineering	232,716	
319-Transportation Capital Improvement Fund	Carry forward appropriations for S216th St Imprv Seg 1a	134,588	
319-Transportation Capital Improvement Fund	Carry forward appropriations for S216th St Imprv Seg 2	942,271	
319-Transportation Capital Improvement Fund	Carry forward appropriations for S216th St Imprv Seg 4	16,485	
319-Transportation Capital Improvement Fund	Add appropriations for S216th St Imprv Seg 4	208,887	
319-Transportation Capital Improvement Fund	Carry forward appropriations for Bames Creek Trail/SR 508 ROW	1,436,843	
319-Transportation Capital Improvement Fund	Carry forward appropriations for Intelligent Transportation System	31,000	
319-Transportation Capital Improvement Fund	Add appropriations for Traffic Safety Program	61,500	
319-Transportation Capital Improvement Fund	Remove appropriations for Traffic Safety Program (H.Way)		(250,000)
319-Transportation Capital Improvement Fund	Add appropriations for Citywide Arterial Street Improvements		250,000
319-Transportation Capital Improvement Fund	Reduce appropriations for transfers to funds for RWIT Loan payment Gateway		(238,970)
319-Transportation Capital Improvement Fund	Increase Ending Fund Balance		85,075

DRAFT Ordinance No. 12-105
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Fund	Description	Expenditure Adjustments	Revenue Adjustments
401-Marina Revenue Fund	Decrease Beginning Fund Balance - Adjust to Actual		(3,995)
401-Marina Revenue Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		679
401-Marina Revenue Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		113
401-Marina Revenue Fund	Add 2012 Advance Refunding Bond Proceeds		2,810,000
401-Marina Revenue Fund	Add 2012 Advance Refunding Bonds Premium on Bonds Sold		177,154
401-Marina Revenue Fund	Add appropriations for Market Analysis	49,220	
401-Marina Revenue Fund	Add appropriations for 2012 Adv Ref Bond Issue Principal Payment	265,000	
401-Marina Revenue Fund	Add appropriations for 2012 Adv Ref Bond Issue Interest Payment	54,020	
401-Marina Revenue Fund	Add appropriations for 2012 Adv Ref Bond Issuance costs	48,413	
401-Marina Revenue Fund	Add appropriations for Harbor Management Software	4,271	
401-Marina Revenue Fund	Reduce appropriations for tsf-out to Marina Depr & Impr Fd 404 for 2002 bonds debt Svc	(329,613)	
401-Marina Revenue Fund	Add appropriations for power pedestals	4,918	
401-Marina Revenue Fund	Add appropriations for payment to Bond Refunding Escrow	2,917,118	
401-Marina Revenue Fund	Decrease Ending Fund Balance	(29,396)	
403-Marina Repair & Replacement Fund	Adjust Beginning and Ending Fund Balances to Actual	6,166	6,166
404-Marina Depreciation & Improvement Fund	Increase Beginning Fund Balance - Adjust to Actual		1
404-Marina Depreciation & Improvement Fund	Reduce transfer from Marina Fund for 2002 bonds debt service		(329,613)
404-Marina Depreciation & Improvement Fund	Remove Principal Payment due on 2002 bond issue refunded with 2012 bond issue	(205,000)	
404-Marina Depreciation & Improvement Fund	Remove Interest Payment due on 2002 bond issue refunded with 2012 bond issue	(124,595)	
404-Marina Depreciation & Improvement Fund	Reduce appropriations for fiscal agent fees	(18)	
404-Marina Depreciation & Improvement Fund	Transfer fund balance to Marina Depr & Imprv Fund 406	4,065	
404-Marina Depreciation & Improvement Fund	Decrease Ending Fund Balance	(4,064)	
406-Marina Depr & Imprv Fund - 2008	Increase Beginning Fund Balance - Adjust to Actual		49,015
406-Marina Depr & Imprv Fund - 2008	Transfer in from Marina Depr & Imprv Fund 404		4,065
406-Marina Depr & Imprv Fund - 2008	Increase Ending Fund Balance	153,080	
450-Surface Water Mgt Operations Fund	Increase Beginning Fund Balance - Adjust to Actual		101,516
450-Surface Water Mgt Operations Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		5,797
450-Surface Water Mgt Operations Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		966
450-Surface Water Mgt Operations Fund	Add Ecology NPDES Grant Amendment		50,000
450-Surface Water Mgt Operations Fund	Add appropriations for SVM Rate Study	46,000	
450-Surface Water Mgt Operations Fund	Add appropriations for new maintenance truck	46,754	
450-Surface Water Mgt Operations Fund	Add appropriations for Cityworks	56,264	
450-Surface Water Mgt Operations Fund	Increase Ending Fund Balance	9,261	
451-Surface Water Mgt Capital Fund	Increase Beginning Fund Balance - Adjust to Actual		148,133
451-Surface Water Mgt Capital Fund	Add revenues from Redondo Heights Condo Association		118,800
451-Surface Water Mgt Capital Fund	Add appropriations for Redondo Heights Culvert Repair	190,000	
451-Surface Water Mgt Capital Fund	Increase Ending Fund Balance	178,933	
500-Equipment Rental Operations Fund	Increase Beginning Fund Balance - Adjust to Actual		12,133
500-Equipment Rental Operations Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		1,867
500-Equipment Rental Operations Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		311
500-Equipment Rental Operations Fund	Add revenues from transfer-in from Eqp Repl Fund Flush Truck Reserves		24,000
500-Equipment Rental Operations Fund	Add appropriations for Flush Truck repairs	24,000	
500-Equipment Rental Operations Fund	Increase Ending Fund Balance	14,311	
501-Equipment Rental Replacement Fund	Increase Beginning Fund Balance - Adjust to Actual		25,466
501-Equipment Rental Replacement Fund	Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm		32,399
501-Equipment Rental Replacement Fund	Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm		5,400
501-Equipment Rental Replacement Fund	Add appropriations for new P-24 dump truck	10,918	
501-Equipment Rental Replacement Fund	Add appropriations for combine tractor to replace 1998 John Deere tractor	6,500	
501-Equipment Rental Replacement Fund	Carry over 2011 replacement vehicle capital - 450	29,666	
501-Equipment Rental Replacement Fund	Add appropriations for 2012 Escrow Van of the Marina	7,611	
501-Equipment Rental Replacement Fund	Add appropriations for transfer of Eqp Rental Ops Fund Flush Truck	24,000	
501-Equipment Rental Replacement Fund	Increase Ending Fund Balance	4,570	

Fund	Description	Expenditure Adjustments	Revenue Adjustments
506-Facility Repair & Replacement Fund	Increase Beginning Fund Balance - Adjust to Actual		3,983
506-Facility Repair & Replacement Fund	Remove appropriations Field House Exterior Paint	(40,000)	
506-Facility Repair & Replacement Fund	Remove appropriations Activity Center Interior Paint	(7,500)	
506-Facility Repair & Replacement Fund	Add appropriations for Police Building Exterior Paint	7,000	
506-Facility Repair & Replacement Fund	Add appropriations for Auditorium re-roof	68,000	
506-Facility Repair & Replacement Fund	Add appropriations for City Hall Walkway Canopy Repair	4,753	
506-Facility Repair & Replacement Fund	Remove appropriations for Engr Building Side Sewer Line	(18,000)	
506-Facility Repair & Replacement Fund	Revise appropriations for Founder's Lodge Improvements	(2,500)	
506-Facility Repair & Replacement Fund	Decrease Ending Fund Balance	(7,770)	
510-Computer Equipment Operations Fund	Increase Beginning Fund Balance - Adjust to Actual		83,783
510-Computer Equipment Operations Fund	Add transfer from Computer Equipment Fund for City Website annual maintenance		11,439
510-Computer Equipment Operations Fund	Add appropriations for City Website annual maintenance	11,439	
510-Computer Equipment Operations Fund	Increase Ending Fund Balance		83,783
511-Computer Equipment Replacement Fund	Increase Beginning Fund Balance - Adjust to Actual		82,055
511-Computer Equipment Replacement Fund	Carry forward appropriations for City Website Upgrade	26,175	
511-Computer Equipment Replacement Fund	Carry forward appropriations for City Website Upgrade - Tsf for annual mtc	11,439	
511-Computer Equipment Replacement Fund	Increase Ending Fund Balance	44,441	
520-Self Insurance Fund	Increase Beginning Fund Balance - Adjust to Actual		21,280
520-Self Insurance Fund	Add transfer from General Fund to increase ending fund balance		20,000
520-Self Insurance Fund	Add appropriations for settlement of Richer Case - Mediators	827	
520-Self Insurance Fund	Add appropriations for settlement of Richer Case	75,000	
520-Self Insurance Fund	Add appropriations for settlement of Chad Perce for Case	28,530	
520-Self Insurance Fund	Decrease Ending Fund Balance	(64,077)	
530-Unemployment Insurance Fund	Adjust Beginning and Ending Fund Balances to Actual	34,869	34,869
TOTAL ADJUSTMENTS		\$ 6,250,396	\$ 6,250,396

WHEREAS, the City Council finds that the 2012 budget amendments to the City's budget are in the public interest; now therefore,

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

Sec. 1. Findings. Each and every of the findings expressed in the recitals to this ordinance are hereby adopted and incorporated by reference.

Sec. 2. Amendment to 2012 Budget. Exhibit "A" of Ordinance No. 1529 (uncodified) (2012 Budget) is amended by Appendix "A" attached to this Ordinance and incorporated herein by this reference as though fully set out.

Sec. 3. Ratification and Confirmation. All acts taken by City officers and staff prior to the enactment of this ordinance that are consistent with and in furtherance of the purpose or intent of this ordinance are hereby ratified and confirmed by the City Council.

Sec. 4. 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 or 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 deems control.

Sec 5. Effective date. This ordinance shall take effect and be in full force five (5) days after its passage, approval and publication according to law.

PASSED BY the City Council of the City of Des Moines this ____ day of ____, 2012 and signed in authentication thereof this ____ day of ____, 2012.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: ____, 2012

CITY OF DES MOINES
DRAFT ORDINANCE NO. 12-105
APPENDIX A 2012 BUDGET

FINAL	Expenditure	Ending Fund Balance	Total	Revenue	Beginning Fund Balance	Total
ANNUAL APPROPRIATION FUNDS:						
001 General Fund	16,430,568	1,186,797	17,617,365	16,627,994	989,371	17,617,365
101 Street Fund	1,054,697	240,692	1,295,389	1,060,573	234,816	1,295,389
107 Police Drug Seizure Fund	15,000	15,835	30,835	15,026	15,809	30,835
111 Hotel/Motel Tax Fund	16,347	4,407	20,754	16,032	4,722	20,754
112 Police Services Restoration Fund	1,251,639	-	1,251,639	908,500	343,139	1,251,639
211 1995 GO Bond - Police Facility	33,777	-	33,777	535	33,242	33,777
212 LID Fund	4,066	749	4,815	4,815	-	4,815
219 2008 GO & Ref Bond - Trans Capital Imprv	327,913	21,219	349,132	327,940	21,192	349,132
220 Debt Service Fund	88,471	2	88,473	88,471	2	88,473
401 Marina Revenue Fund	7,307,059	1,239,077	8,546,136	7,088,376	1,457,760	8,546,136
403 Marina Repair and Replacement	20,000	327,424	347,424	1,873	345,551	347,424
450 Surface Water Operations Fund	2,962,327	894,556	3,856,883	2,565,460	1,291,423	3,856,883
500 Equip Rental Operations	549,761	133,763	683,524	530,996	152,528	683,524
501 Equip Rental Replacement	180,195	1,340,875	1,521,070	118,199	1,402,871	1,521,070
506 Facility Repair and Replacement Fund	117,253	45,175	162,428	109,927	52,501	162,428
510 Computer Equipment Operations Fund	530,851	467,097	997,948	484,843	113,105	997,948
511 Computer Equipment Capital Fund	225,414	212,796	438,210	93,514	344,696	438,210
520 Self Insurance Fund	745,295	24,774	770,069	606,339	163,730	770,069
530 Unemployment Insurance Fund	100,000	146,257	246,257	55,843	190,414	246,257
SUB-TOTAL	31,960,633	5,901,495	37,862,128	30,705,256	7,156,872	37,862,128
CONTINUING APPROPRIATION FUNDS (MEMO ONLY):						
109 Transportation Impact Fee Fund	391,317	8,805	400,122	66,854	333,268	400,122
310 Municipal Capital Improvements	938,884	302,735	1,241,619	997,856	243,763	1,241,619
319 Transportation Capital Imprv Fund, 2008B	15,370,673	447,754	15,818,427	14,595,467	1,222,960	15,818,427
404 Marina Depreciation & Improvement	4,367	-	4,367	307	4,060	4,367
406 Marina Depreciation & Improvement, 2008A	805,889	92,425	898,314	611,096	287,218	898,314
451 Surface Water Capital Fund	933,100	1,022,945	1,956,045	927,471	1,028,574	1,956,045
SUB-TOTAL	18,444,230	1,874,664	20,318,894	17,199,051	3,119,843	20,318,894
TOTAL	50,404,863	7,776,159	58,181,022	47,904,307	10,276,715	58,181,022

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Adopted Budget	Draft Ord 12-105 Amendments	2012 Amended Budget
Fund 001 General Fund:		Account No.	Budget	Budget
Beginning Fund Balance		001.000.000.308.70.00.00	\$ 1,441,378	\$ (452,007) \$ 989,371
Revenues			13,829,533	- 13,829,533
<u>Revenue Budget Amendments:</u>				
Reduce one-time Sales Tax-New Construction for delay of Artemis Hotel	001.000.000.313.00.10.00	176,222	(130,259)	45,963
Eliminate one-time B&O Taxes for delay of Artemis Hotel	001.000.000.316.10.00.01	41,883	(41,883)	-
Eliminate one-time Building Permits For delay in projects	001.000.000.322.10.10.00	579,349	(579,349)	-
Carry forward Artemis Hotel Land Clearing Permit Revenue	001.000.000.322.90.02.01	-	7,701	7,701
Revise DMCBP Land Clearing Permit Revenue	001.000.000.322.90.02.01	31,336	52,200	83,536
Revise Bureau Justice Assistance for bullet proof vests to award balance	001.000.000.331.16.60.70	3,000	1,680	4,680
Carry forward EAP SAAP Grant for WD #54 Downtown Wtr System Imprv	001.000.000.331.66.60.50	-	121,312	121,312
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	001.000.000.333.97.03.63	-	4,539	4,539
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	001.000.000.334.01.80.07	-	757	757
Add Revenues for WA Traffic Safety Commission donation of E-Ticketing equipment	001.000.000.336.03.50.00	5,673	8,820	14,493
Reduce City Assistance Revenues based on State revisions	001.000.000.336.00.98.00	89,811	(23,326)	46,485
Reduce Liquor Board Excise Taxes due to State Legislation	001.000.000.336.06.94.00	148,697	(75,327)	73,370
Revise Liquor Board Profits due to I-1183	001.000.000.336.06.95.00	183,719	53,424	237,143
Eliminate Liquor License Fees (Included with Liquor Board Profits)	001.000.000.336.06.96.00	123,800	(123,800)	-
Increase COPS Hiring Program Grant due to award extension	001.000.000.339.16.71.00	87,300	87,300	174,600
Carry forward HEAL Grant Program Revenues	001.000.000.339.47.25.00	31,346	31,257	62,603
Increase One-time Engineering Plan Review Fees per Dev Svcs revised projections	001.000.000.343.20.03.01	31,562	163,674	195,236
Increase Base Zoning Fees per Dev Services revised projections	001.000.000.345.81.01.00	118,668	11,320	129,988
Increase one-time Zoning Fees DMCBP per Dev Services revised projections	001.000.000.345.81.01.01	77,680	31,048	108,728
Increase one-time Plan Check Fees per Dev Services revised projections	001.000.000.345.83.00.03	127,139	390,835	517,974
Increase Fines & Forfeits revenues due to increased traffic enforcement	001.000.000.350.00.00.00	240,000	40,000	280,000
Increase Automated Speed Enforcement Revenues for Midway Elem	001.000.000.354.00.02.00	440,890	90,110	531,000
Add Revenues for State Justice Institute Award-Court staffing analysis	001.000.000.367.11.06.00	-	36,000	36,000
Add Revenues for NRPA Grant for Summer Lunch Program	001.640.000.367.11.07.00	-	30,000	30,000
Increase transfer from Levy Lid Lift Fund	001.680.000.397.00.13.00	83,393	8,960	92,353
Total Revenues		16,431,001	196,993	16,627,994
Total Revenues & Beginning Fund Balance		\$ 17,872,379	\$ (255,014)	\$ 17,617,365
Expenditures		\$ 15,066,318	\$ -	\$ 15,066,318
<u>Expenditure Budget Amendments:</u>				
Add appropriations for Court staffing analysis	001.120.022.512.50.41.00	-	40,000	40,000
Increase appropriations for medical provider administration fees	001.230.000.516.10.41.00	22,765	53,625	76,390
Carry forward Highline CC Associated Students sponsorship	001.310.045.573.20.49.16	-	6,000	6,000
Add appropriations for fair value of donated E-Ticketing equipment	001.380.004.521.70.35.00	-	8,820	8,820
Add appropriations for Automated Speed Enforcement Program-Midway Elem	001.385.030.521.70.41.00	93,000	28,500	121,500
Increase appropriations for SCORE misdemeanor maintenance	001.400.010.523.60.51.44	275,000	229,412	504,412
Carry forward WD #54 Downtown Water System Imprv	001.485.034.598.97.52.00	-	121,312	121,312
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.10.00	22,235	23,755	45,990
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.20.00	5,367	4,107	9,474
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.31.00	300	700	1,000
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.42.00	150	250	400
Carry forward HEAL Grant Program expenditures	001.625.039.562.10.49.00	1,507	2,493	4,000
Add appropriations for Sonju irrigation extension paid for by plot fees	001.635.045.576.81.31.03	7,740	400	8,140
Add appropriations for park buildings flood insurance	001.635.045.576.81.46.00	-	5,312	5,312
Add appropriations for Summer Lunch Program	001.640.045.574.20.41.44	-	30,000	30,000
Add appropriations for transfer-out to Self-Insurance Fd-legal settlement	001.680.041.597.19.18.00	-	20,000	20,000
Add appropriations for transfer-out to Trans CIP Fund - ASE Program-Midway Elem	001.680.041.597.44.00.00	300,000	61,500	361,500
Total Expenditures		15,794,382	636,186	16,430,568
Ending Fund Balance	001.700.042.508.80.00.00	2,077,997	(891,200)	1,186,797
Total Expenditures & Ending Fund Balance		\$ 17,872,379	\$ (255,014)	\$ 17,617,365

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

Fund 101 Street Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	101.000.000.308.70.00.00	\$ 170,006	\$ 64,810	\$ 234,816
Revenues		1,051,082	-	1,051,082
Revenue Budget Amendments:				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	101.000.000.333.97.03.63	-	8,135	8,135
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	101.000.000.334.01.80.07	-	1,356	1,356
Total Revenues		1,051,082	9,491	1,060,573
Total Revenues & Beginning Fund Balance		\$ 1,221,088	\$ 74,301	\$ 1,295,389
Expenditures		\$ 1,054,697	\$ -	\$ 1,054,697
Total Expenditures		1,054,697	-	1,054,697
Ending Fund Balance	101.980.002.508.80.00.00	166,391	74,301	240,692
Total Expenditures & Ending Fund Balance		\$ 1,221,088	\$ 74,301	\$ 1,295,389

Fund 107 Drug Seizure Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	107.000.000.308.70.00.00	\$ 15,900	\$ (91)	\$ 15,809
Revenues		15,026	-	15,026
Total Revenues		15,026	-	15,026
Total Revenues & Beginning Fund Balance		\$ 30,926	\$ (91)	\$ 30,835
Expenditures		\$ 15,000	\$ -	\$ 15,000
Total Expenditures		\$ 15,000	\$ -	\$ 15,000
Ending Fund Balance	107.000.000.508.80.00.00	15,926	(91)	15,835
Total Expenditures & Ending Fund Balance		\$ 30,926	\$ (91)	\$ 30,835

Fund 111 Hotel/Motel Tax Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	111.000.000.308.70.00.00	\$ 4,442	\$ 280	\$ 4,722
Revenues		16,032	-	16,032
Total Revenues		16,032	-	16,032
Total Revenues & Beginning Fund Balance		\$ 20,474	\$ 280	\$ 20,754
Expenditures		\$ 16,347	\$ -	\$ 16,347
Total Expenditures		16,347	-	16,347
Ending Fund Balance	111.000.000.508.80.00.00	4,127	280	4,407
Total Expenditures & Ending Fund Balance		\$ 20,474	\$ 280	\$ 20,754

Fund 112 Police Services Restoration Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	112.000.000.308.70.00.00	\$ 344,179	\$ (1,040)	\$ 343,139
Revenues		888,800	-	888,800
Revenue Budget Amendments:				
Add Auto Theft Grant Revenues for equipment purchases	001.000.000.338.21.00.07	-	19,700	19,700
Total Revenues		888,800	19,700	908,500
Total Revenues & Beginning Fund Balance		\$ 1,232,979	\$ 18,660	\$ 1,251,639
Expenditures		\$ 1,149,586	\$ -	\$ 1,149,586
Expenditure Budget Amendments:				
Add appropriations for Auto Task Force Grant funded equipment	112.340.030.621.10.36.90	-	9,700	9,700
Decrease transfer to General Fund	112.360.030.597.21.00.00	83,393	8,960	92,353
Total Expenditures		1,232,979	18,660	1,251,639
Ending Fund Balance	112.000.000.508.80.00.00	-	-	-
Total Expenditures & Ending Fund Balance		\$ 1,232,979	\$ 18,660	\$ 1,251,639

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 211 1995 GO Fund:				
Beginning Fund Balance	211.000.000.308.70.00.00	\$ 33,435	\$ (193)	\$ 33,242
Revenues		535		535
Total Revenues		535	-	535
Total Revenues & Beginning Fund Balance		\$ 33,970	\$ (193)	\$ 33,777
Expenditures		\$ -	\$ -	\$ -
Expenditure Budget Amendments:				
Increase appropriations for transfer-out to Facility Repair & Repl Fund	211.000.011.597.21.00.01	33,970	(193)	33,777
Total Expenditures		33,970	(193)	33,777
Ending Fund Balance	211.000.011.508.80.00.00	-	-	-
Total Expenditures & Ending Fund Balance		\$ 33,970	\$ (193)	\$ 33,777

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 212 LID Fund:				
Beginning Fund Balance	212.000.000.308.70.00.00	\$ 4,824	\$ (4,824)	\$ -
Revenues		4,815	-	4,815
Total Revenues		4,815	-	4,815
Total Revenues & Beginning Fund Balance		\$ 9,639	\$ (4,824)	\$ 4,815
Expenditures		\$ 4,066	\$ -	\$ 4,066
Total Expenditures		4,066	-	4,066
Ending Fund Balance	212.000.000.508.80.00.00	5,573	(4,824)	749
Total Expenditures & Ending Fund Balance		\$ 9,639	\$ (4,824)	\$ 4,815

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 219 2008 GO & REF BOND TRANS CAPITAL IMPRV:				
Beginning Fund Balance	219.000.000.308.70.00.00	\$ 21,187	\$ 5	\$ 21,192
Revenues		327,940	-	327,940
Total Revenues		327,940	-	327,940
Total Revenues & Beginning Fund Balance		\$ 349,127	\$ 5	\$ 349,132
Expenditures		\$ 327,913	\$ -	\$ 327,913
Total Expenditures		327,913	-	327,913
Ending Fund Balance	219.000.000.508.80.00.00	21,214	5	21,219
Total Expenditures & Ending Fund Balance		\$ 349,127	\$ 5	\$ 349,132

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 220 Misc Debt Fund:				
Beginning Fund Balance	220.000.000.308.70.00.00	\$ 2	\$ -	\$ 2
Revenues		53,899	-	53,899
Revenue Budget Amendments:				
Reduce transfer-in from Transportation CIP Fund for PWTF Loan-Gateway	220.104.000.397.00.00.00	273,542	(238,970)	34,572
Total Revenues		327,441	(238,970)	88,471
Total Revenues & Beginning Fund Balance		\$ 327,443	\$ (238,970)	\$ 88,473
Expenditures		\$ 53,899	\$ -	\$ 53,899
Expenditure Budget Amendments:				
Reduce PWTF Loan Principal - Gateway Project for loan term extension	220.104.000.591.42.78.00	270,834	(238,971)	31,863
Increase PWTF Loan Interest - Gateway Project for loan term extension	220.104.000.592.42.83.00	2,708	1	2,709
Total Expenditures		327,441	(238,970)	88,471
Ending Fund Balance	220.900.000.508.80.00.00	2	-	2
Total Expenditures & Ending Fund Balance		\$ 327,443	\$ (238,970)	\$ 88,473

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 401 Marina Revenue Fund:		Account No.		
Beginning Fund Balance	401.000.000.308.70.00.00	\$ 1,461,755	\$ (3,995)	\$ 1,457,760
Revenues		4,100,430	-	4,100,430
<u>Revenue Budget Amendments:</u>				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	401.000.000.333.97.03.63	-	679	679
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	401.000.000.334.01.80.07	-	113	113
Add 2012 Advance Refunding Bond Proceeds	401.000.000.382.10.00.00	-	2,810,000	2,810,000
Add 2012 Advance Refunding Bonds Premium on Bonds Sold	401.000.000.392.00.00.00	-	177,154	177,154
Total Revenues		4,100,430	2,987,946	7,088,376
Total Revenues & Beginning Fund Balance		\$ 5,562,185	\$ 2,983,951	\$ 8,546,136
Expenditures		\$ 3,938,797	\$ -	\$ 3,938,797
<u>Expenditure Budget Amendments:</u>				
Add appropriations for Market Analysis	401.100.000.575.71.41.00	25,000	49,220	74,220
Add appropriations for 2012 Adv Ref Bond Issue Principal Payment	401.100.000.592.79.71.04	-	265,000	265,000
Add appropriations for 2012 Adv Ref Bond Issue Interest Payment	401.100.000.592.79.83.04	-	54,020	54,020
Add appropriations for 2012 Adv Ref Bond issuance costs	401.100.000.592.89.84.00	-	48,413	48,413
Add appropriations for Harbor Management Software	401.100.000.594.75.64.00	-	4,271	4,271
Reduce appropriations for tsf-out to Marina Depr & Impr Fd 404 for 2002 bonds debt Svc	401.100.000.597.71.06.00	329,915	(329,613)	302
Add appropriations for power pedestals	401.300.000.594.75.64.00	-	4,918	4,918
Add appropriations for payment to Bond Refunding Escrow	401.100.000.599.89.71.00	-	2,917,118	2,917,118
Total Expenditures		4,293,712	3,013,347	7,307,059
Ending Fund Balance	401.350.000.508.80.00.00	1,268,473	(29,396)	1,239,077
Total Expenditures & Ending Fund Balance		\$ 5,562,185	\$ 2,983,951	\$ 8,546,136

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 403 Marina Repair & Replacement Fund:		Account No.		
Beginning Fund Balance	403.000.000.308.70.00.00	\$ 339,395	\$ 6,156	\$ 345,551
Revenues		1,873	-	1,873
Total Revenues		1,873	-	1,873
Total Revenues & Beginning Fund Balance		\$ 341,268	\$ 6,156	\$ 347,424
Expenditures		\$ 20,000	\$ -	\$ 20,000
Total Expenditures		20,000	-	20,000
Ending Fund Balance	403.000.015.508.80.00.00	321,268	6,156	327,424
Total Expenditures & Ending Fund Balance		\$ 341,268	\$ 6,156	\$ 347,424

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 450 Surface Water Management Operations Fund:		Account No.		
Beginning Fund Balance	450.000.000.308.70.00.00	\$ 1,189,907	\$ 101,516	\$ 1,291,423
Revenues		2,508,697	-	2,508,697
<u>Revenue Budget Amendments:</u>				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	450.000.000.333.97.03.63	-	5,797	5,797
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	450.000.000.334.01.80.07	-	966	966
Add Ecology NPDES Grant Amendment	450.000.000.334.03.10.01	-	50,000	50,000
Total Revenues		2,508,697	56,763	2,565,460
Total Revenues & Beginning Fund Balance		\$ 3,698,604	\$ 158,279	\$ 3,856,883
Expenditures		\$ 2,701,859	\$ -	\$ 2,701,859
<u>Expenditure Budget Amendments:</u>				
Add appropriations for SWM Rate Study	450.100.000.538.31.41.00	103,200	46,000	149,200
Add appropriations for new maintenance truck	450.200.000.594.35.64.00	-	46,754	46,754
Add appropriations for Cityworks	450.400.000.594.38.64.00	8,250	56,264	64,514
Total Expenditures		2,813,309	149,018	2,962,327
Ending Fund Balance	450.000.000.508.80.00.00	885,295	9,261	894,556
Total Expenditures & Ending Fund Balance		\$ 3,698,604	\$ 158,279	\$ 3,856,883

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 500 Equipment Rental Operations Fund:		Account No. 500.000.000.308.70.00.00		
Beginning Fund Balance	500.000.000.308.70.00.00	\$ 140,395	\$ 12,133	\$ 152,528
Revenues		504,818	-	504,818
Revenue Budget Amendments:				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	500.000.000.333.97.03.63	-	1,867	1,867
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	500.000.000.334.01.80.07	-	311	311
Add revenues from transfer-in from Eqp Repl Fund Flush Truck Reserves	500.000.000.397.48.00.00	-	24,000	24,000
Total Revenues		504,818	26,178	530,996
Total Revenues & Beginning Fund Balance		\$ 645,213	\$ 38,311	\$ 683,524
Expenditures		\$ 520,761	\$ -	\$ 520,761
Expenditure Budget Amendments:				
Add appropriations for Flush Truck repairs	500.000.052.548.60.48.21	5,000	24,000	29,000
Total Expenditures		525,761	24,000	549,761
Ending Fund Balance	500.000.052.508.80.00.00	119,452	14,311	133,763
Total Expenditures & Ending Fund Balance		\$ 645,213	\$ 38,311	\$ 683,524

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 501 Equipment Rental Replacement Fund:		Account No. 501.000.000.308.70.00.00		
Beginning Fund Balance	501.000.000.308.70.00.00	\$ 1,377,405	\$ 25,466	\$ 1,402,871
Revenues		80,400	-	80,400
Revenue Budget Amendments:				
Add FEMA Grant Revenues for Jan 2012 Snow & Ice Storm	501.000.000.333.97.03.63	-	32,399	32,399
Add State Emergency Mgt Grant Funds for Jan 2012 Snow & Ice Storm	501.000.000.334.01.80.07	-	5,400	5,400
Total Revenues		80,400	37,799	118,199
Total Revenues & Beginning Fund Balance		\$ 1,457,805	\$ 63,265	\$ 1,521,070
Expenditures		\$ 71,500	\$ -	\$ 71,500
Expenditure Budget Amendments:				
Add appropriations for new P-241 Dump Truck	501.000.000.594.28.64.00	-	10,918	10,918
Add appropriations for John Deere Tractor to replace 1998 Kubota Tractor	501.000.000.594.28.64.00	-	6,500	6,500
Carry forward 2011 replacement vehicle-Eqp Rental F-350	501.000.000.594.48.64.00	-	9,666	9,666
Add appropriations for used Econoline Van for the Marina	501.000.000.594.75.64.00	50,000	7,611	57,611
Add appropriations for transfer-out to Eqp Rental Ops Fund-Flush Truck	501.000.000.597.48.00.00	-	24,000	24,000
Total Expenditures		121,500	58,695	180,195
Ending Fund Balance	501.000.000.508.80.00.00	1,336,305	4,570	1,340,875
Total Expenditures & Ending Fund Balance		\$ 1,457,805	\$ 63,265	\$ 1,521,070

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 506 Facility Repair & Replacement Fund:		Account No. 506.000.000.308.70.00.00		
Beginning Fund Balance	506.000.000.308.70.00.00	\$ 48,518	\$ 3,983	\$ 52,501
Revenues		109,927	-	109,927
Total Revenues		109,927	-	109,927
Total Revenues & Beginning Fund Balance		\$ 158,445	\$ 3,983	\$ 162,428
Expenditures		\$ -	\$ -	\$ -
Expenditure Budget Amendments:				
Remove appropriations Field House Exterior Paint	506.000.000.539.50.48.25	40,000	(40,000)	-
Remove appropriations Activity Center Interior Paint	506.000.000.539.50.48.27	7,500	(7,500)	-
Add appropriations for Police Building Exterior Paint	506.000.000.539.50.48.28	15,000	7,000	22,000
Add appropriations for Auditorium re-roof	506.000.000.539.50.48.29	-	68,000	68,000
Add appropriations for City Hall Walkway Canopy Repair	506.000.000.594.19.62.08	-	4,753	4,753
Remove appropriations for Engr Building Side Sewer Line	506.000.000.594.32.63.01	18,000	(18,000)	-
Revise appropriations for Founder's Lodge Improvements	506.000.000.594.76.62.01	25,000	(2,500)	22,500
Total Expenditures		105,500	11,753	117,253
Ending Fund Balance	506.000.000.508.80.00.00	62,945	(7,770)	45,175
Total Expenditures & Ending Fund Balance		\$ 158,445	\$ 3,983	\$ 162,428

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

Fund 510 Computer Equipment/Operations Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	510.000.000.308.70.00.00	\$ 79,322	\$ 33,783	\$ 113,105
Revenues		466,104	-	466,104
Revenue Budget Amendments:				
Add transfer-in from Computer Eqp Repl Fund for City Website annual mtc	510.000.000.397.10.22.00	7,300	11,439	18,739
Total Revenues		473,404	11,439	484,843
Total Revenues & Beginning Fund Balance		\$ 552,726	\$ 45,222	\$ 597,948
Expenditures		\$ 427,100	\$ -	\$ 427,100
Expenditure Budget Amendments:				
Add appropriations for City Website annual maintenance	510.000.000.518.80.48.15	92,312	11,439	103,751
Total Expenditures		519,412	11,439	530,851
Ending Fund Balance	510.000.048.508.80.00.00	33,314	33,783	67,097
Total Expenditures & Ending Fund Balance		\$ 552,726	\$ 45,222	\$ 597,948

Fund 511 Computer Equipment Replacement Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	511.000.000.308.70.00.00	\$ 262,641	\$ 82,055	\$ 344,696
Revenues		93,514	-	93,514
Total Revenues		93,514	-	93,514
Total Revenues & Beginning Fund Balance		\$ 356,155	\$ 82,055	\$ 438,210
Expenditures		\$ 57,900	\$ -	\$ 57,900
Expenditure Budget Amendments:				
Carry forward appropriations for City Website Upgrade	511.000.000.594.18.64.00	122,600	26,175	148,775
Carry forward appropriations for City Website Upgrade - Tsf for annual mtc	511.000.000.597.43.01.00	7,300	11,439	18,739
Total Expenditures		187,800	37,614	225,414
Ending Fund Balance	511.000.000.508.80.00.00	168,355	44,441	212,796
Total Expenditures & Ending Fund Balance		\$ 356,155	\$ 82,055	\$ 438,210

Fund 520 Self-Insurance Fund:	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Beginning Fund Balance	520.000.000.308.70.00.00	\$ 142,450	\$ 21,280	\$ 163,730
Revenues		586,339	-	586,339
Revenue Budget Amendments:				
Add transfer-in from General Fund to increase ending fund balance	520.000.000.397.00.00.00	-	20,000	20,000
Total Revenues		586,339	20,000	606,339
Total Revenues & Beginning Fund Balance		\$ 728,789	\$ 41,280	\$ 770,069
Expenditures		\$ 639,938	\$ -	\$ 639,938
Expenditure Budget Amendments:				
Add appropriations for settlement of Richter Case-Mediator	520.100.000.514.78.41.00	-	1,827	1,827
Add appropriations for settlement of Richter Case	520.100.000.514.78.49.21	-	75,000	75,000
Add appropriations for settlement of Chad Pierce PDR Case	520.100.000.514.78.49.21	-	28,530	28,530
Total Expenditures		639,938	105,357	745,295
Ending Fund Balance	520.000.048.508.80.00.00	88,851	(64,077)	24,774
Total Expenditures & Ending Fund Balance		\$ 728,789	\$ 41,280	\$ 770,069

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 530 Unemployment Insurance Fund:	Account No.			
Beginning Fund Balance	530.000.000.308.70.00.00	\$ 155,545	\$ 34,869	\$ 190,414
Revenues		55,843		55,843
Total Revenues		55,843	-	55,843
Total Revenues & Beginning Fund Balance		\$ 211,388	\$ 34,869	\$ 246,257
Expenditures		\$ 100,000	\$ -	\$ 100,000
Total Expenditures		100,000	-	100,000
Ending Fund Balance	530.000.045.508.80.00.00	111,388	34,869	146,257
Total Expenditures & Ending Fund Balance		\$ 211,388	\$ 34,869	\$ 246,257

CAPITAL IMPROVEMENT FUNDS:

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 109 Transportation Impact Fee Fund:	Account No.			
Beginning Fund Balance	109.000.000.308.70.00.00	\$ 333,215	\$ 53	\$ 333,268
Revenues		66,854	-	66,854
Total Revenues		66,854	-	66,854
Total Revenues & Beginning Fund Balance		\$ 400,069	\$ 53	\$ 400,122
Expenditures		\$ 391,317	\$ -	\$ 391,317
Total Expenditures		391,317	-	391,317
Ending Fund Balance	109.000.000.508.80.00.00	8,752	53	8,805
Total Expenditures & Ending Fund Balance		\$ 400,069	\$ 53	\$ 400,122

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 310 Municipal Capital Improvement Fund:	Account No.			
Beginning Fund Balance	310.000.000.308.70.00.00	\$ 246,197	\$ (2,434)	\$ 243,763
Revenues		576,400	-	576,400
Revenue Budget Amendments:				
Carry forward federal grant funds for DM Creek Trail	310.000.000.333.20.20.50	-	54,334	54,334
Carry Forward FEMA grant funds for Beach Park Mudslide	310.000.000.333.97.03.66	-	17,512	17,512
Carry forward State Emg Mgt funds for Beach Park Mudslide	310.000.000.334.01.80.06	-	2,919	2,919
Carry Forward WA ST Heritage grant funds for Dining Hall	310.000.000.334.06.90.05	-	246,856	246,856
Carry forward WA ST Heritage grant funds for Grandstand/Field House Imprv	310.000.000.334.06.90.06	-	74,335	74,335
Carry Forward contributions from DMLF for Grandstand	310.000.000.367.11.01.00	-	2,500	2,500
Remove Cherry St. Builders Damages	310.000.000.369.40.00.00	20,000	(20,000)	-
Carry Forward Utility Rebates/Citywide Energy Imprv	310.000.000.369.90.00.06	-	23,000	23,000
Total Revenues		596,400	401,456	997,856
Total Revenues & Beginning Fund Balance		\$ 842,597	\$ 399,022	\$ 1,241,619

Expenditures		\$ 626,750	\$ -	\$ 626,750
Expenditure Budget Amendments:				
Carry forward appropriations for Auditorium	310.050.100.594.76.62.00	145,000	49,610	194,610
Add appropriations for Dining Hall Decking & Fencing	310.050.200.594.76.62.01	750	46,523	47,273
Carry forward appropriations for Beach Park mudslide	310.331.000.594.76.63.00	-	11,763	11,763
Carry forward appropriations for Citywide Energy Savings project	310.700.000.594.19.63.01	-	27,016	27,016
Carry forward appropriations for Field House Restrooms project	310.700.000.594.73.62.01	-	7,782	7,782
Add appropriations for Field House Restrooms project	310.700.000.594.73.62.01	-	12,180	12,180
Carry forward appropriations for DM Creek Trail	310.700.000.594.76.63.03	-	11,510	11,510
Total Expenditures		772,500	166,384	938,884
Ending Fund Balance	310.850.000.508.80.00.00	70,097	232,638	302,735
Total Expenditures & Ending Fund Balance		\$ 842,597	\$ 399,022	\$ 1,241,619

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 319 Transportation Capital Improvement Fund				
Beginning Fund Balance	Account No. 319.000.000.308.70.00.00	\$ 709,720	\$ 513,240	\$ 1,222,960
Revenues		11,003,345	-	11,003,345
<u>Revenue Budget Amendments:</u>				
Carry forward CDBG grant funds for S. 216th St Imprv - Segment 4	319.000.000.333.14.21.80	-	48,800	48,800
Reduce FHWA/HBP/BRAC funds for North Twin Bridge Seismic Retrofit	319.000.000.333.20.20.08	80,000	(35,292)	44,708
Reduce FHWA/HBP/BRAC funds for North Twin Bridge Footing Repairs	319.000.000.333.20.20.08	80,000	(22,016)	57,984
Remove HW&LP revenue from Traffic Safety Program	319.000.000.333.20.20.10	250,000	(250,000)	-
Add HW&LP revenue for Citywide Arterial Street Improvements	319.000.000.333.20.20.11	-	250,000	250,000
Carry forward WSDOT/Traffic Busters	319.000.000.334.03.60.03	-	30,000	30,000
Add revenues for fair value of SR 509 ROW - Barnes Creek Trail	319.000.000.334.03.60.05	-	1,360,000	1,360,000
Add revenues for fair value of ROW S 216th St Imprv Seg 2	319.000.000.334.03.60.06	-	816,000	816,000
Carry forward PSE revenues for North Twin Bridge Seismic Retrofit	319.000.000.367.19.00.01	-	21,000	21,000
Carry forward Quest (Century Link) reimbursement for S 216th St Imprv - Seg 4	319.000.000.367.19.00.08	-	27,343	27,343
Carry forward PSE revenues for 24th Ave S Imprv	319.000.000.367.19.00.11	65,967	8,820	74,787
Correct revenues for transfer of King Cty Parks Levy Funds (Barnes Crk Trail)	319.000.000.397.42.02.00	520,000	(20,000)	500,000
Increase transfer-in from General Fund for ASE Program-Midway Elementary	319.000.000.397.44.00.00	300,000	61,500	361,500
Total Revenues		12,299,312	2,296,155	14,595,467
Total Revenues & Beginning Fund Balance		\$ 13,009,032	\$ 2,809,395	\$ 15,818,427
Expenditures		\$ 739,729	\$ -	\$ 739,729
<u>Expenditure Budget Amendments:</u>				
Carry forward appropriations for 24th Ave S. Imprv-Engineering	319.131.000.595.XX.XX.XX	5,856,291	232,716	6,089,007
Carry forward appropriations for S 216th St. Imprv-Seg 1a	319.332.000.595.XX.XX.XX	125,000	34,588	159,588
Carry forward appropriations for S 216th St. Imprv-Seg 2	319.333.000.595.XX.XX.XX	4,324,291	942,271	5,266,562
Carry forward appropriations for S 216th St. Imprv-Seg 4	319.335.000.595.XX.XX.XX	-	15,485	15,485
Add appropriations for S 216th St Imprv-Seg 4	319.335.000.595.XX.XX.XX	-	208,887	208,887
Carry forward appropriations for Barnes Creek Trail/SR 509 ROW	319.345.000.595.20.61.00	770,000	1,436,843	2,206,843
Carry forward appropriations for Intelligent Transportation System	319.601.000.595.XX.XX.XX	-	31,000	31,000
Add \$61,500 /Reduce \$250,000 in appropriations for Traffic Safety Program (HW&LP)	319.603.000.595.XX.XX.XX	557,500	(188,500)	369,000
Add appropriations for Citywide Arterial Street Improvements (HW&LP)	319.604.000.595.XX.XX.XX	-	250,000	250,000
Reduce appropriations for transfer of funds for PWTF Loan payment-Gateway	319.800.000.597.40.00.05	273,542	(238,970)	34,572
Total Expenditures		12,646,363	2,724,320	15,370,673
Ending Fund Balance	319.899.000.508.80.00.00	362,679	85,075	447,754
Total Expenditures & Ending Fund Balance		\$ 13,009,032	\$ 2,809,395	\$ 15,818,427

		2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 404 Marina Depreciation & Improvement				
Beginning Fund Balance	Account No. 404.000.000.308.70.00.00	\$ 4,059	\$ 1	\$ 4,060
Revenues		5	-	5
<u>Revenue Budget Amendments:</u>				
Reduce transfer from Marina Fund for 2002 bonds debt service	404.000.000.397.71.06.00	329,915	(329,613)	302
Total Revenues		329,920	(329,613)	307
Total Revenues & Beginning Fund Balance		\$ 333,979	\$ (329,612)	\$ 4,367
Expenditures		\$ -	\$ -	\$ -
<u>Expenditure Budget Amendments:</u>				
Remove Principal Payment due on 2002 bond issue refunded with 2012 bond issue	404.000.000.582.79.71.00	205,000	(205,000)	-
Remove Interest Payment due on 2002 bond issue refunded with 2012 bond issue	404.000.000.592.79.83.00	124,595	(124,595)	-
Reduce appropriations for fiscal agent fees	404.000.000.592.79.85.00	320	(18)	302
Transfer fund balance to Marina Depr & Imprv Fund 406	404.000.000.597.79.00.06	-	4,065	4,065
Total Expenditures		329,915	(325,548)	4,367
Ending Fund Balance	404.000.019.508.80.00.00	4,064	(4,064)	-
Total Expenditures & Ending Fund Balance		\$ 333,979	\$ (329,612)	\$ 4,367

**2012 BUDGET AMENDMENTS
DRAFT ORDINANCE 12-105**

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 406 Marina Depreciation & Improvement 2008:				
Beginning Fund Balance	406.000.000.308.70.00.00	\$ 238,203	\$ 49,015	\$ 287,218
Revenues		607,031	-	607,031
Revenue Budget Amendments:				
Transfer-in from Marina Depr & Imprv Fund 404	406.000.000.397.79.00.06	-	4,065	4,065
Total Revenues		607,031	4,065	611,096
Total Revenues & Beginning Fund Balance		\$ 845,234	\$ 53,080	\$ 898,314
Expenditures		\$ 805,889	\$ -	\$ 805,889
Total Expenditures		805,889	-	805,889
Ending Fund Balance	406.000.000.508.80.00.00	39,345	53,080	92,425
Total Expenditures & Ending Fund Balance		\$ 845,234	\$ 53,080	\$ 898,314

	Account No.	2012 Adopted Budget	Draft Ord 12-105 Budget Amendments	2012 Amended Budget
Fund 451 Surface Water Management Capital Fund:				
Beginning Fund Balance	451.000.000.308.70.00.00	\$ 880,441	\$ 148,133	\$ 1,028,574
Revenues		808,671	-	808,671
Revenue Budget Amendments:				
Add revenues from Redondo Heights Condo Association	451.000.000.379.00.00.00	-	118,800	118,800
Total Revenues		808,671	118,800	927,471
Total Revenues & Beginning Fund Balance		\$ 1,689,112	\$ 266,933	\$ 1,956,045
Expenditures		\$ 413,100	\$ -	\$ 413,100
Expenditure Budget Amendments:				
Add appropriations for Redondo Heights Culvert Repl	451.804.000.595.40.63.01	330,000	190,000	520,000
Total Expenditures		743,100	190,000	933,100
Ending Fund Balance	451.000.000.508.80.00.00	946,012	76,933	1,022,945
Total Expenditures & Ending Fund Balance		\$ 1,689,112	\$ 266,933	\$ 1,956,045

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from the operative driver and
workers that use No. 279th St. to and
from Loc. 44 (99) near pier at the
"new" street we have are enclosed
for you to see and compare with
what we gave you at the mtg.

MANY THANKS!

Bunches of thanks.
for the seemingly magical
disappearance of the
Bunches + Bunches
of B.B. bushes + trees
taking over the road.
We love them all now.

they were just gone!
Changing!! Please thank
the workers that did a
great job!!

~~But it's only temporary if they don't
spray them they'll quickly return!!~~

Pat Daniel

19620 10th Avenue South
Des Moines, Washington 98148

July 17, 2012

City of Des Moines
Planning Department
21630 11th Avenue South
Des Moines, Washington 98198

RE: Barton Rezone ID# LUA2012-0012 – 19659 Des Moines Memorial Drive, Des Moines, WA

Dear Sir or Madame:

The purpose of this letter is to ask that the City of Des Moines not move ahead with the Barton Rezone ID# LUA2012-0012. We understand the need for the City to provide for economic growth but it is just as vital that the City protect the value of homes in established neighborhoods. This rezone would impact the resale value of the homes it borders; homes that have already taken a hit in the recent economic downturn.

In the immediate area surrounding this proposed rezone, there is ample land already zoned as business park. Much of this property stands vacant with "For Lease" signs littering the neighborhood. There is currently a plan for the City of Des Moines and the Port of Seattle to establish an 89 acre business park less than two miles from this proposed rezone land (Des Moines Creek Business Park).

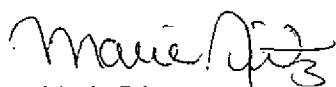
All of these business parks and industrial zoned land bring truck and vehicle traffic, lighting, noise and air quality issues. The traffic study for the Des Moines Creek Business Park took into account several of the same intersections that this new rezone would utilize and the results are grim with LOS of E & F.

All of this additional truck and vehicle traffic increases the potential for negative air quality impacts and jeopardizes the health of the residents whose homes are so near to this activity. If there was a great demand for additional business parks, there would be some justification but the truth is, the business parks that are already there are underutilized and should that change, there is sufficient land available which does not border a neighborhood so closely.

In the SEPA Checklist the statement was made that the noise associated with the project "will be minor in comparison with Sea-Tac aircraft noise." It should be well noted by the decision makers that this increased noise will be in addition to the aircraft noise.

Thank in advance for you time and serious consideration.

Regards,

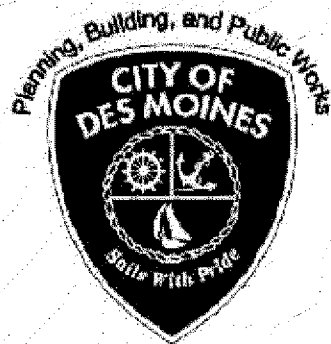

Marie Fritz

NAME (PLEASE PRINT)	ADDRESS
John Doe	123 Main St
Jane Smith	456 Elm St
Bob Johnson	789 Oak St
Alice Brown	101 Pine St
Charlie Davis	202 Cedar St
Diana Evans	303 Birch St
Frank Green	404 Spruce St
Grace Hall	505 Willow St
Henry King	606 Ash St
Ivy Lee	707 Hickory St
Jack Miller	808 Sycamore St
Karen Wilson	909 Magnolia St
Liam White	1010 Dogwood St
Mia Black	1111 Redwood St
Noah Gray	1212 Cypress St
Olivia Blue	1313 Juniper St
Peter Red	1414 Fir St
Quinn Yellow	1515 Palm St
Rachel Purple	1616 Cherry St
Sam Green	1717 Peach St
Tina Orange	1818 Apple St
Umar White	1919 Lemon St
Victoria Black	2020 Lime St
Walter Gray	2121 Orange St
Xavier Blue	2222 Grapefruit St
Yara Red	2323 Tangerine St
Zoe Yellow	2424 Lemonade St



DATE

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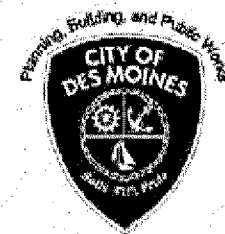
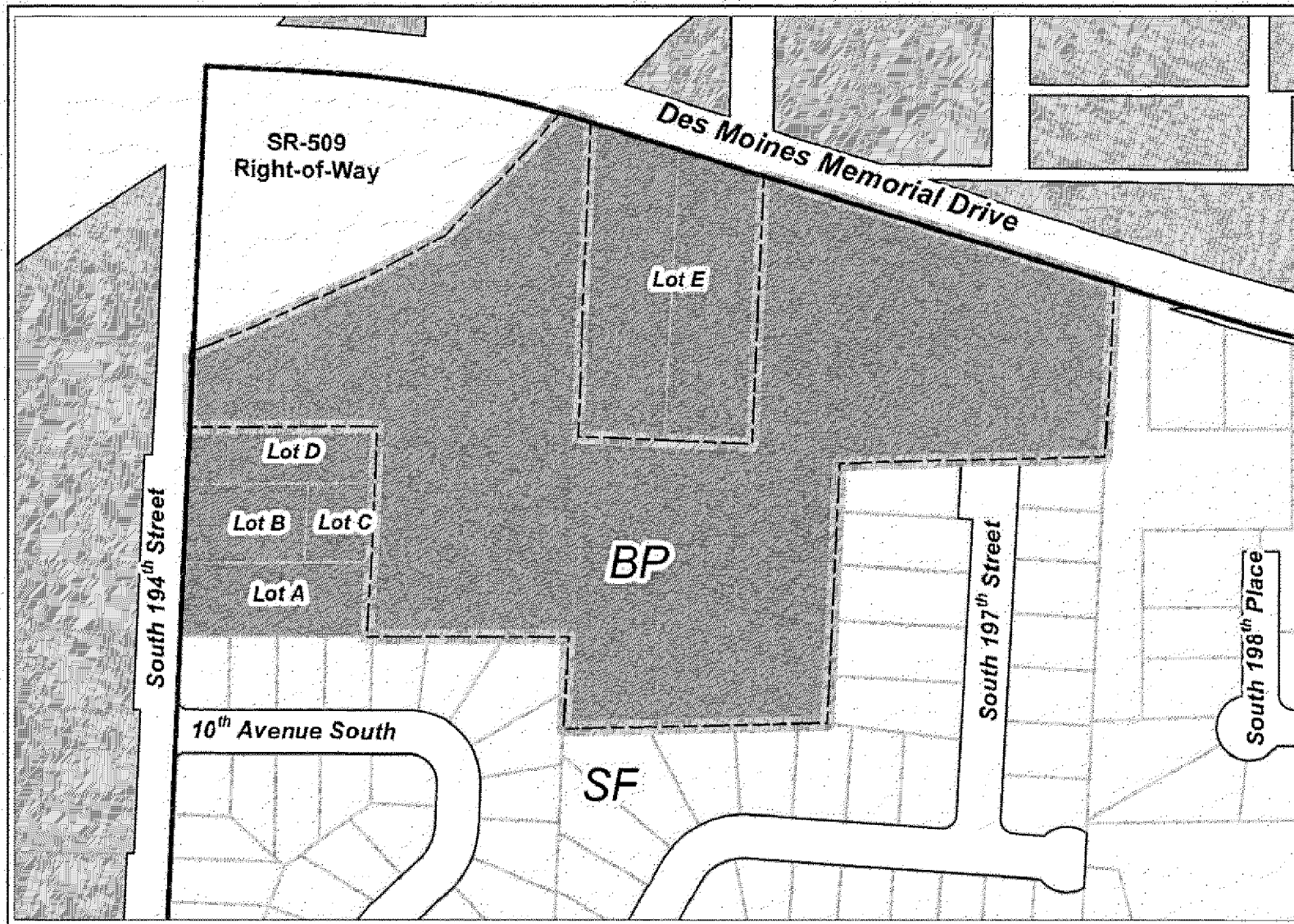


BARTON ZONING RECLASSIFICATION

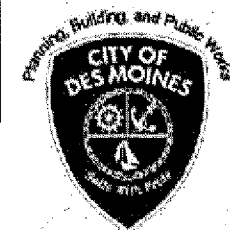
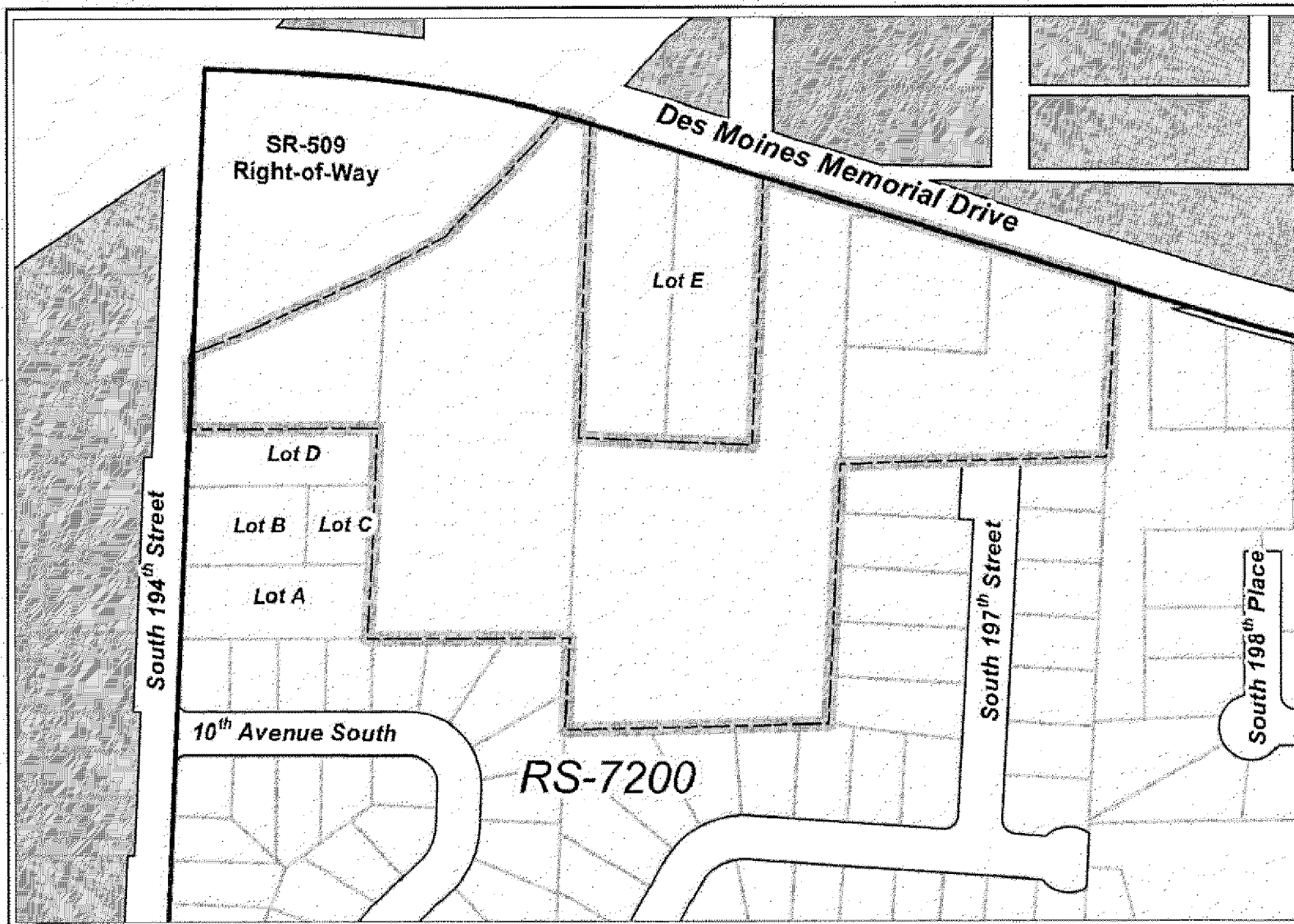
CITY COUNCIL – PUBLIC HEARING
JULY 26, 2012

JASON SULLIVAN
SENIOR PLANNER

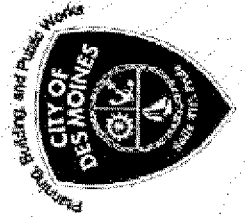
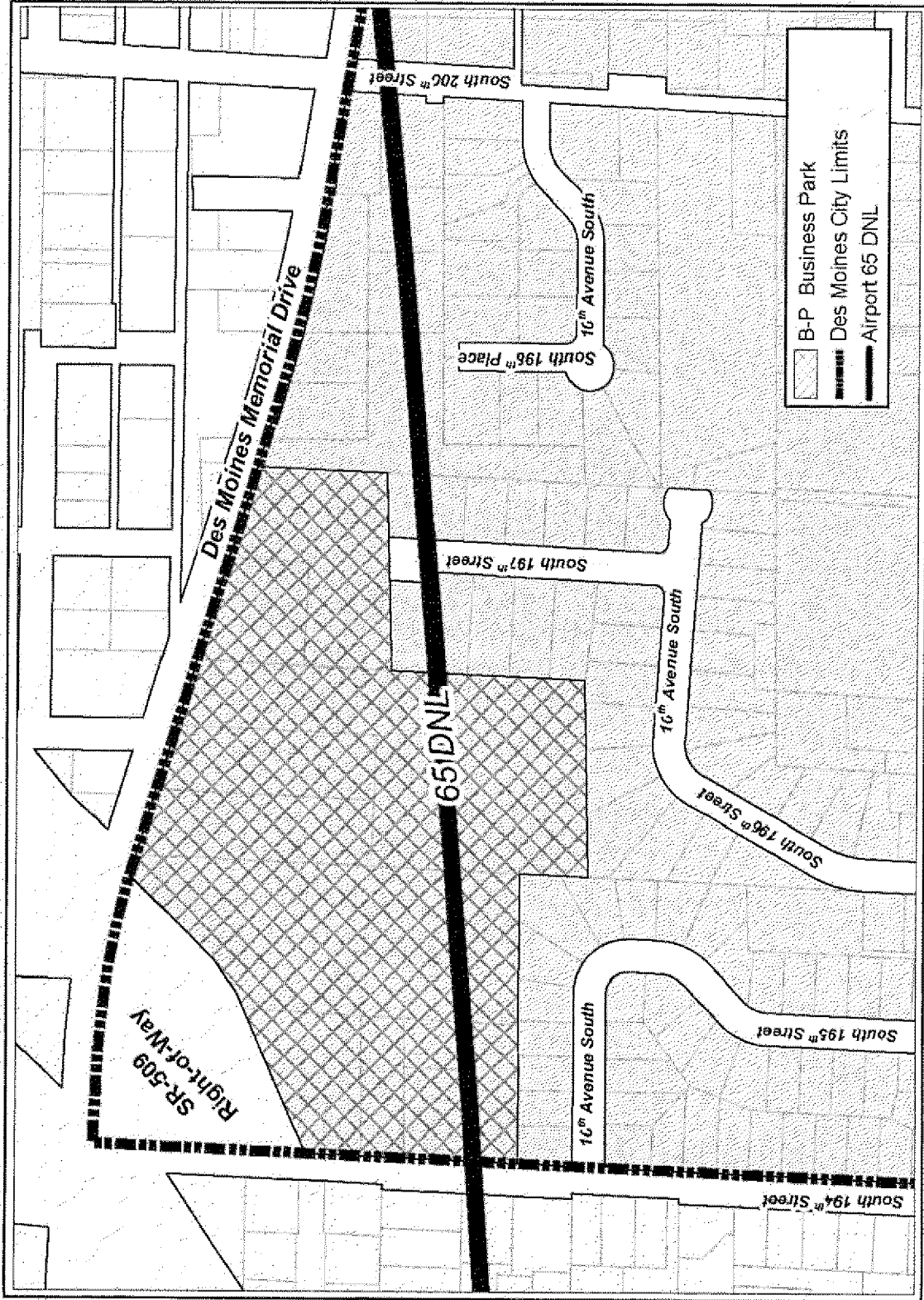
COMPREHENSIVE PLAN



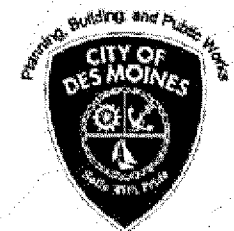
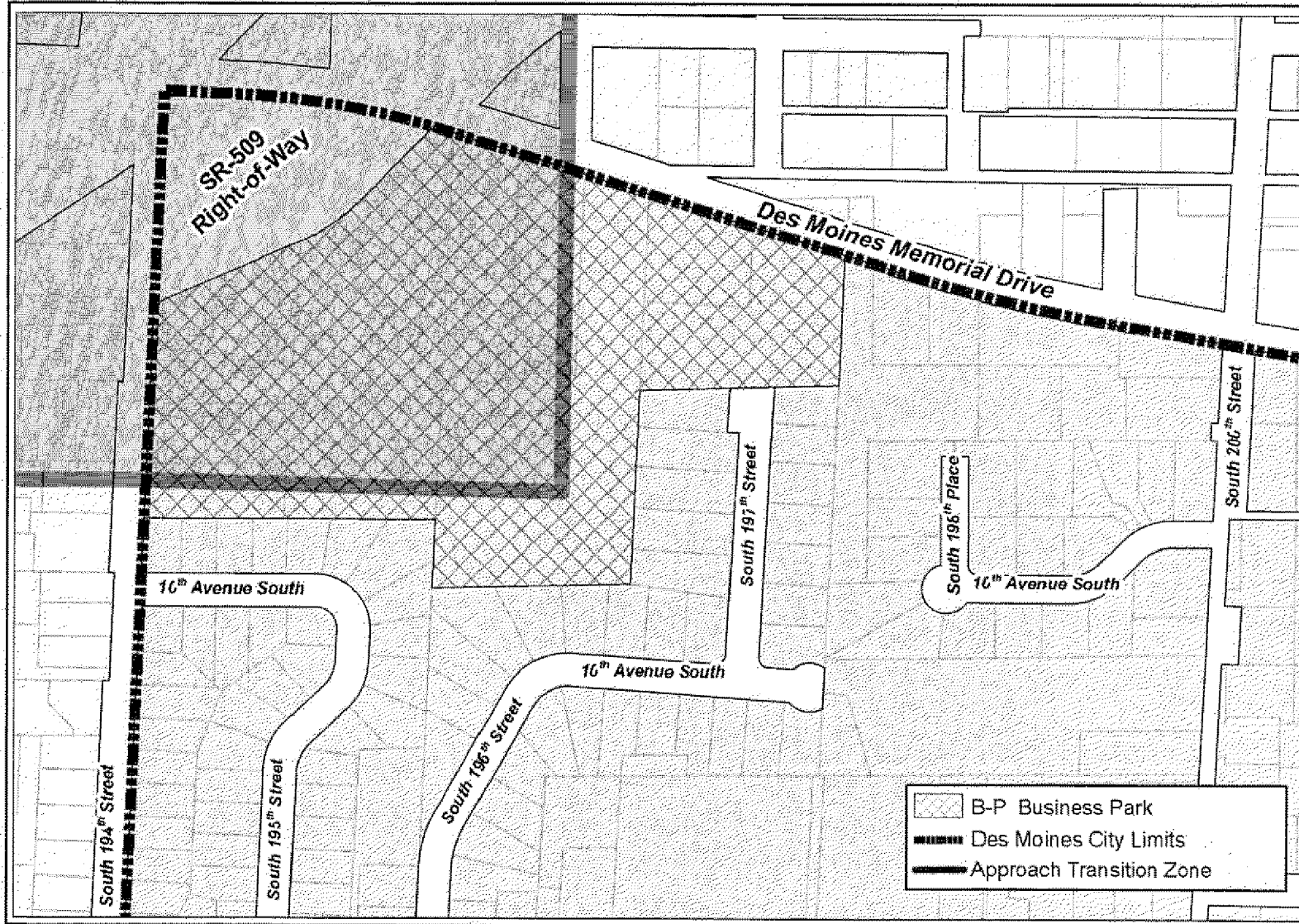
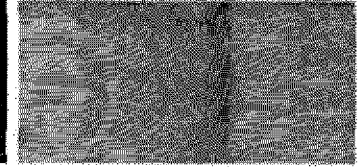
CURRENT ZONING



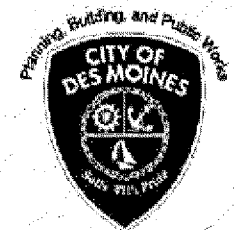
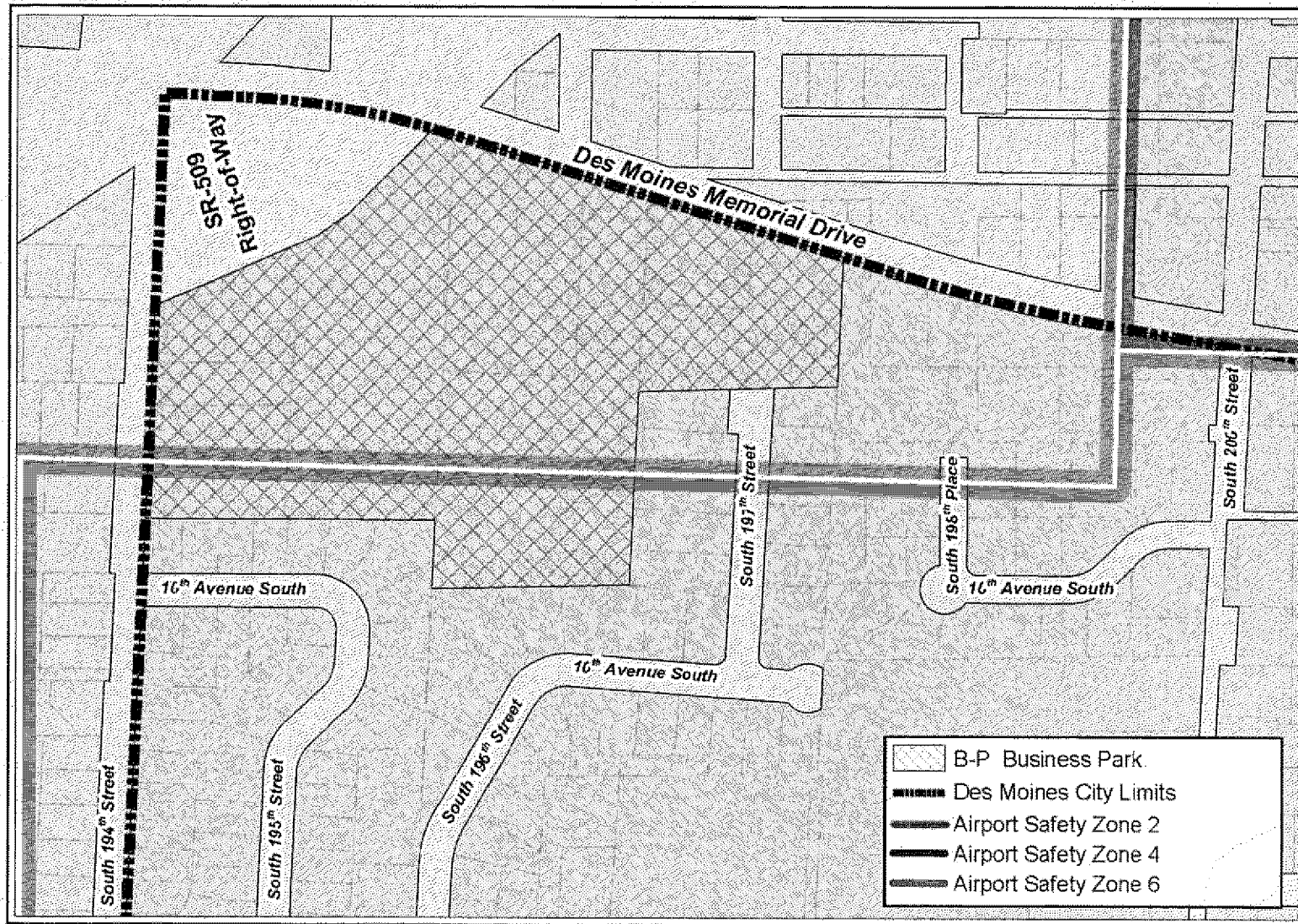
AIRPORT NOISE CONTOURS



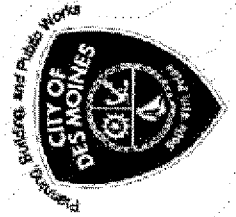
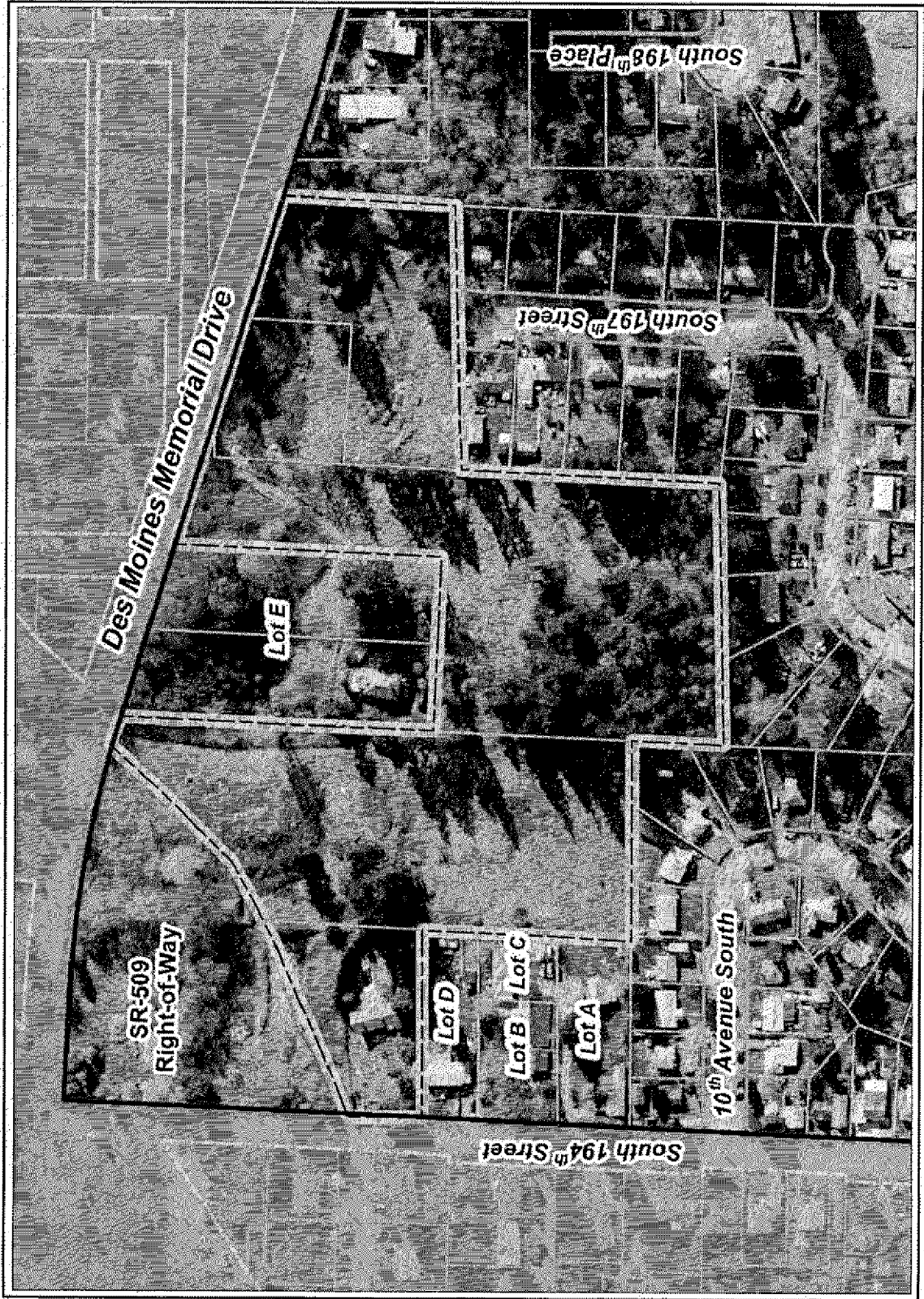
APPROACH TRANSITION ZONE



RUNWAY SAFETY ZONES



VICINITY MAP



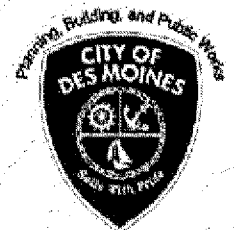
ECONOMIC BENEFITS

❖ Jobs:

- 200 permanent jobs
- 100 construction jobs

❖ **On-going Revenues:** On-going annual tax revenue of estimated to be **\$275,000.**

❖ **Construction Sales Tax Revenues:** One-time tax revenues estimated to be **\$180,000.**



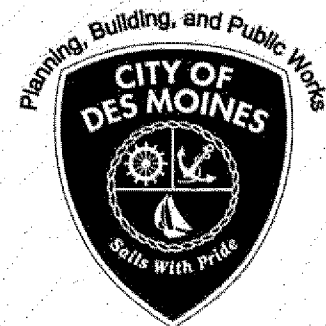
Business Park Zone Amendments

Public Hearing

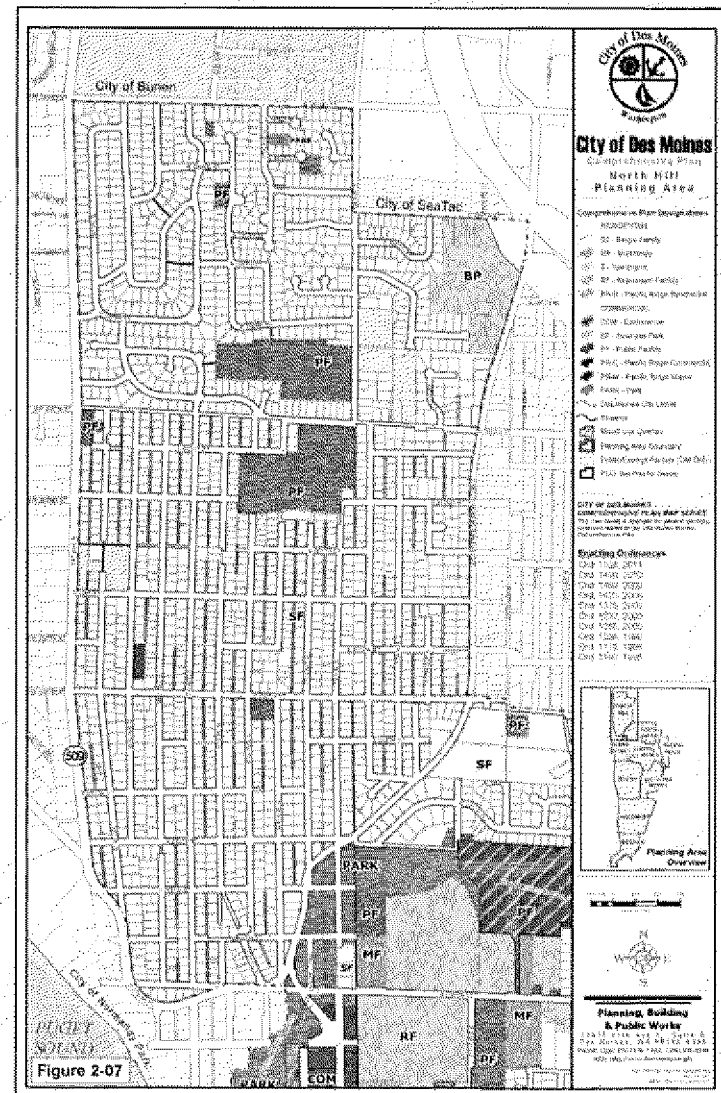
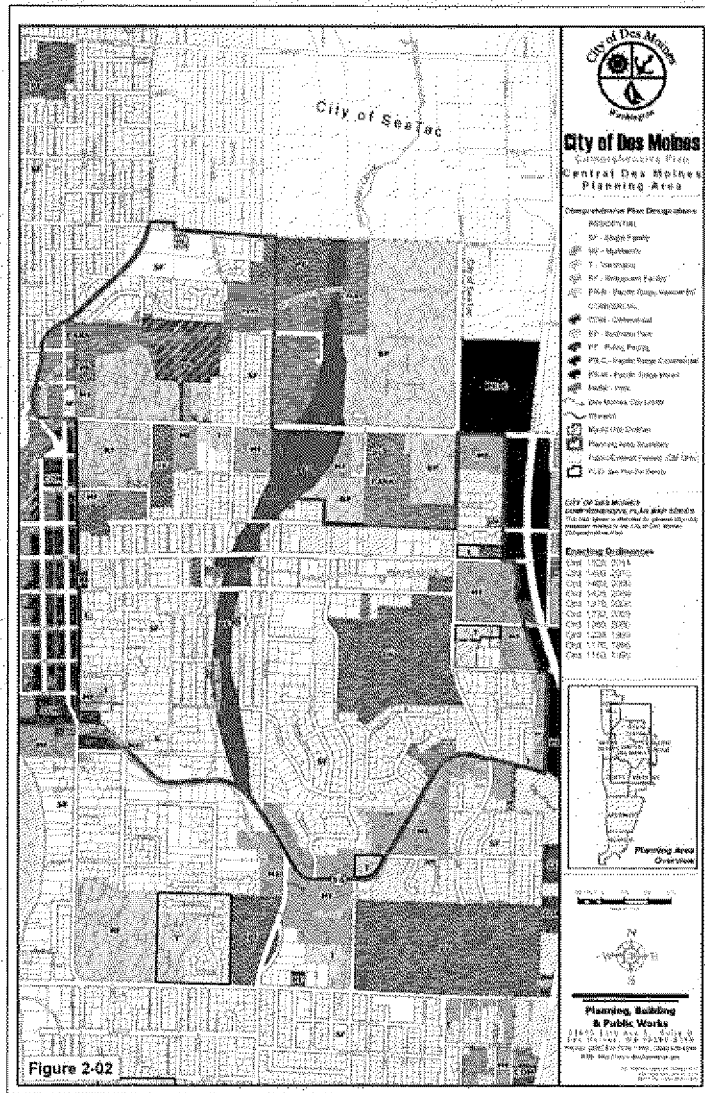
July 26, 2012

Presentation by:

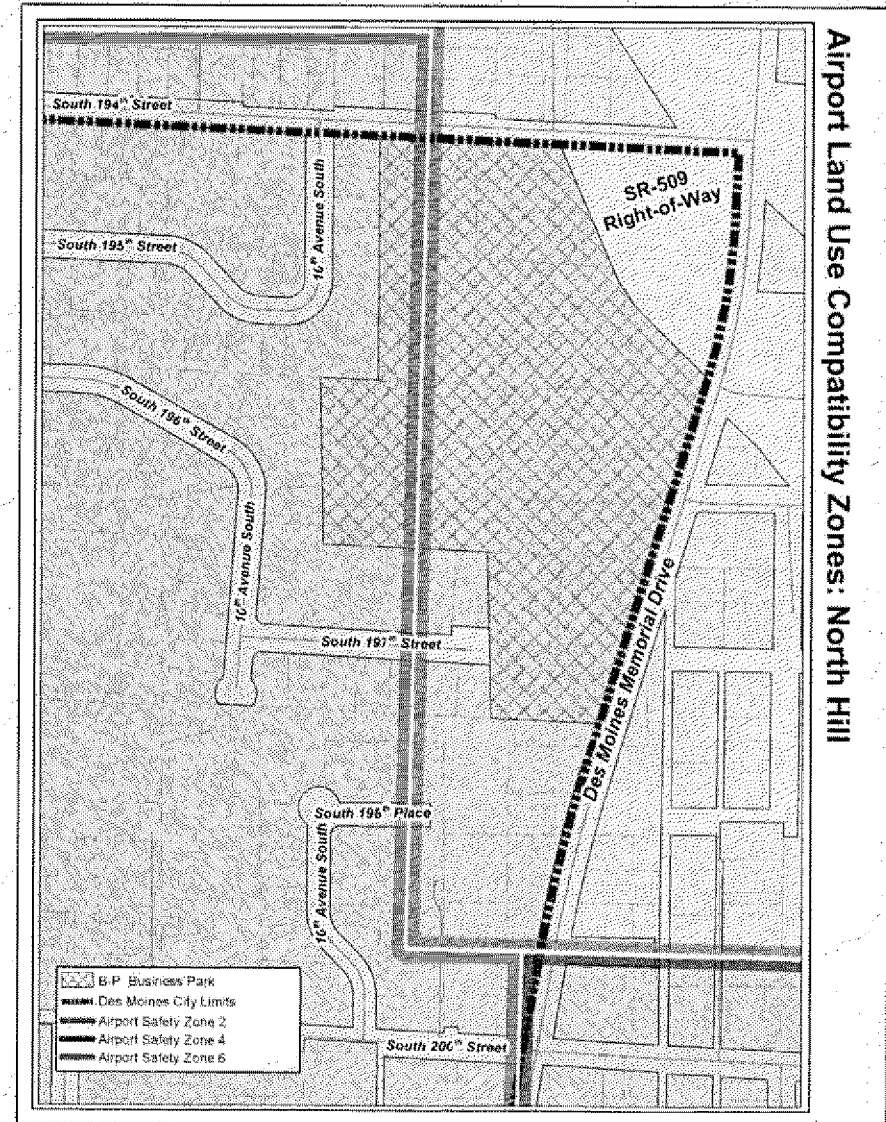
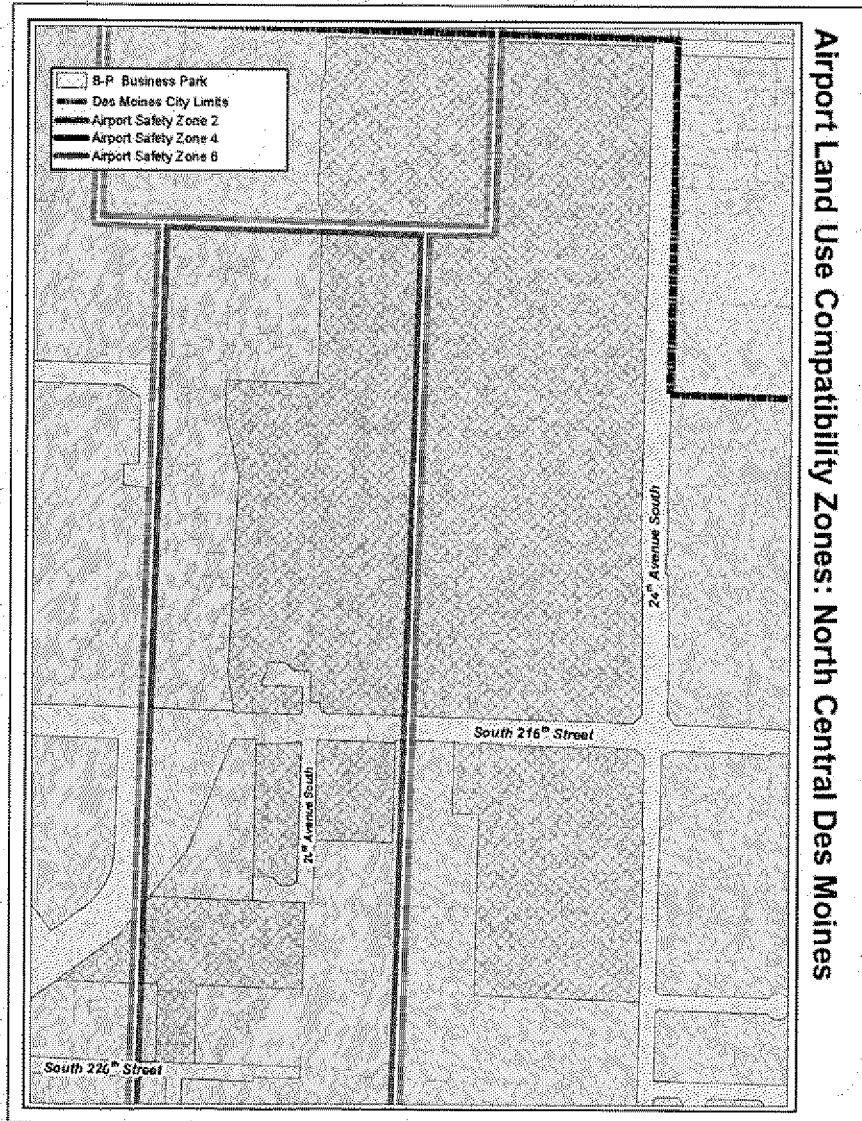
Jason Sullivan, Senior Planner



Comprehensive Plan Designations



Compatibility



Permitted Use Conversation

