

AGENDA

**DES MOINES CITY COUNCIL
ECONOMIC DEVELOPMENT
City Council Chambers
21630 11th Avenue S, Des Moines, Washington
Thursday, June 22, 2023 - 5:00 PM**

Economic Development Committee:

Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting; Councilmember Vic Pennington

CALL TO ORDER

APPROVAL OF MAY 25, 2023 MINUTES

[05.25.23 ED Committee Minutes Draft Header](#)

COMPREHENSIVE PLAN PERIODIC REVIEW AND UPDATE

- Staff will provide an overview of the draft Public Participation Plan, potential stakeholder groups and project timeline for the Committee input.

NEW LAND USE LEGISLATION

- Staff will provide an overview of recently enacted State legislation related to housing and other local mandates designed to increase the range of allowable housing types, to support affordability, to fight homelessness and streamline review processes.

[Economic Development Briefing](#)

ADJOURN

DRAFT MINUTES

**Economic Development Committee Meeting
Thursday May 25, 2023
4:00 p.m. – 4:50 p.m.
Council Chamber**

Council Members

Jeremy Nutting, Chair
Vic Pennington, Vice Chair
Traci Buxton

City Staff

Michael Matthias – City Manager (CM)
Denise Lathrop – Community Development Director
Bonnie Wilkins – Chief Administrative Officer
Jeff Friend – Finance Director
Scott Wilkins - Harbormaster
Matt Hutchins – Assistant City Attorney
Jodi Grager – Admin Asst II

Guests: Councilmembers Gene Achziger, Harry Steinmetz and JC Harris
AHBL Consultants – Wayne Carlson and Elizabeth Espinoza
EcoNorthwest Representative – Oscar Saucedo-Andrade
Residents – Kristi Gwinn, Chris Tollefson, Bill Linscott, Bill Bishop, Chuck Coleman

Meeting was called to order at 4:00 p.m. The meeting location was changed to the South Wing Conference Room because of a previously scheduled court case which extended beyond the start of the Economic Development Committee Meeting.

1. Approval of 09.22.2022 Minutes

Minutes approved as submitted.

2. Bond Update

CM Michael Matthias gave a brief update regarding the upcoming request to issue a \$26 million bond for Marina and Redondo Redevelopment bond. The bond will allow for funding of infrastructure improvements, dock replacement and other projects. CM Matthias stated that the City's cost of borrowing dollars is at the lowest rates possible. Staff is considering previous community input on the potential designs of the Marina Redevelopment and there will be additional opportunity as the project moves forward. This item will be on the next Full Council agenda for discussion. CM

3. Housing Action Plan

CM Matthias introduced the HAP as an extremely complicated piece of new legislation that requires the city to develop a roadmap towards meeting housing targets established by the state. He indicated our goal is to meet the standards but to keep as much local control as possible. Community Development Director Denise Lathrop continued the presentation with a draft of the City of Des Moines Housing Action Plan. Consultants from AHBL and ECONorthwest reviewed the document which will be available on the City's website. The Committee members had an opportunity to seek clarification. AHBL Consultant Wayne Carlson indicated that

changes will be made as the HAP wends its way through the process. CM Matthias stated this is a framework for housing needs in Des Moines which will ultimately be fulfilled and funded by private investments.

4. Review of height limits in the Downtown

CM Matthias hopes to bring a comprehensive look for MVDS and 7th Ave S back to the committee and eventually to full council. There is a lot of private development interest in this area. As a reminder, the Theater Project was granted a height extension entitlement. The other parcel granted the extension was at 22607 MVDS, (The Pitt). This entitlement lapsed due to property owner not moving forward on their plans to construct a mixed use building. The question to the committee is would there be consensus to offer that height extension to a new developer? Consensus confirmed to offer the height extension for development at that property.

Adjourned at 4:43 p.m.

Respectfully submitted by, Jodi Grager, Public Works Administrative Assistant

CITY OF

DES MOINES

COMPREHENSIVE PLAN UPDATE

BRIEFING TO CITY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE

JUNE 22, 2023



ECONorthwest



Purpose of Periodic Review and Update

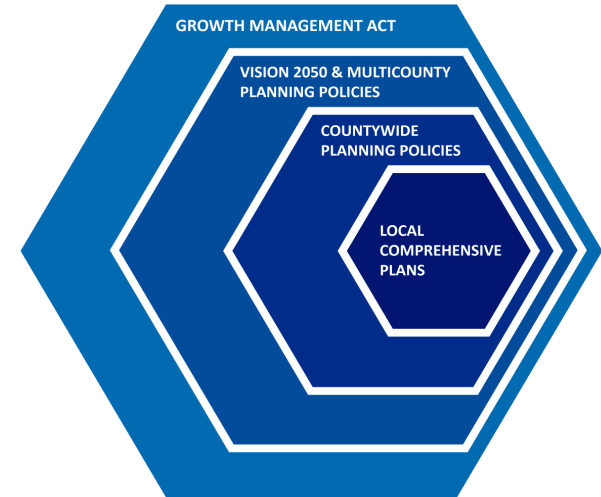
- GMA requires the City to review and revise its comprehensive plan and development regulations by December 31, 2024 (RCW 36.70A).
- Key Considerations:
 - VISION 2050 Regional Growth Strategy designates Des Moines as a “High Capacity Transit Community”.
 - King County allocates new growth targets of 2,380 jobs and 3,800 housing units (2044 planning horizon).
 - Ensure consistency with new state laws and PSRC Vision 2050.

Who Decides What the Plan Says?

With guidance from the Department of Commerce on the Growth Management Act (GMA) and Puget Sound Regional Council (PSRC), the Comprehensive Plan is required to meet a variety of different requirements.

The project team will engage the community to develop a vision based on community goals and state and regional requirements. A draft plan will be developed, and public meetings will be held to collect public comments.

The Staff and/or the Council Economic Development Committee will forward a recommendation to the City Council, who approves the final plan.



New State Legislation (2023)

HB 1110: Middle Housing



- Cities must allow at least 6 of 9 types of middle housing, e.g. duplexes through sixplexes, townhouses, courtyard apartments and cottage housing.
- Cities must allow zero lot line short subdivisions equal to the unit density allowed.
- Depending on the size of the jurisdiction and proximity of the lot to transit, cities must allow between two and six housing units per lot. Includes bonus density provisions for inclusion of affordable housing.
- May omit up to 25% of the predominantly single family area for various reasons, e.g. environmentally critical areas or those needing extensions due to lack of infrastructure capacity.
- Cities can generally apply requirements that pertain to single family homes, e.g. setbacks, lot coverage, stormwater.
- Limitations on requirements for off-street parking.
- The implementation deadline for zoning code changes is six months after the December 31, 2024 comprehensive plan periodic update for Des Moines = **June 30, 2025**.
- A city complying with these requirements, and not granted an extension, would not have to update the capital facilities plan element of its comprehensive plan until the required update that occurs on or after June 30, 2034.

New State Legislation - 2023 Housing Bills

HB 1337: Accessory Dwelling Units

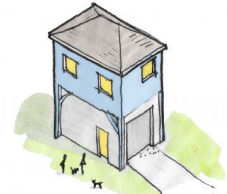
- Requires that cities allow two accessory dwelling units (ADUs) on every lot in predominantly single family zones in urban growth areas where lot characteristics allow, e.g. size, infrastructure, environmentally critical areas.
- Limits parking requirements based on distance from transit and lot size.
- Limits impact fees for ADUs.
- Cities may not require public street improvements for ADUs.
- Removes barriers to separate sale and ownership of ADUs.
- Maximum unit size not less than 1,000 square feet.
- ADUs allowed up to lot lines abutting public alleys and in converted existing structures.
- Implementation deadline for code changes is six months after the December 31, 2024 comprehensive plan periodic update for Des Moines = **June 30, 2025**.



STAND-ALONE DETACHED



ATTACHED ADU



ADU OVER A GARAGE



BASEMENT ADU

2021-2023 State Legislation

HB 1220: Jurisdictions must plan for and accommodate, rather than encourage the availability of, emergency and affordable housing.

HB 1241: Changes the Periodic update and SMP cycles from 8 to 10 years.

HB 1717: Establishes requirement for Tribal participation in planning.

HB 2001: Expands the ability to build tiny houses.

SB 5042: Changes the initial effective date of certain actions under the GMA.

SB 5118: Supports successful reentry for juveniles, amending the definition of “essential public facilities”.

SB 5235: Increases housing unit inventory by removing arbitrary limits on housing.

SB 5818: Promotes housing construction in cities through amendments to and limiting appeals under SEPA and GMA.

2021-2023 State Legislation

HB 1293: Clarifies design and project review standards and encourages expedited review of affordable dwelling units

HB 1042: Amends RCW 36.70B to allow conversion of existing commercial buildings to residential uses and offer increases in density.

HB 1181: Makes multiple changes to the GMA, requiring climate change and targeted changes associated with environmental justice.

HB 1170: Requires Ecology to update and publish a statewide climate resilience strategy.

SB 5412 – SEPA categorical exemption for residential development and middle housing.

What is the Comprehensive Plan?

- It is the 20-year framework for local policy, planning, and capital facility investments.
- The Growth Management Act (GMA) requires that cities update local comprehensive plans every 10 years.
- The Comprehensive Plan may also be amended on an annual basis:
 - GMA limits to one amendment/year
 - Docketing process (January-June)
 - Applicant or City can initiate



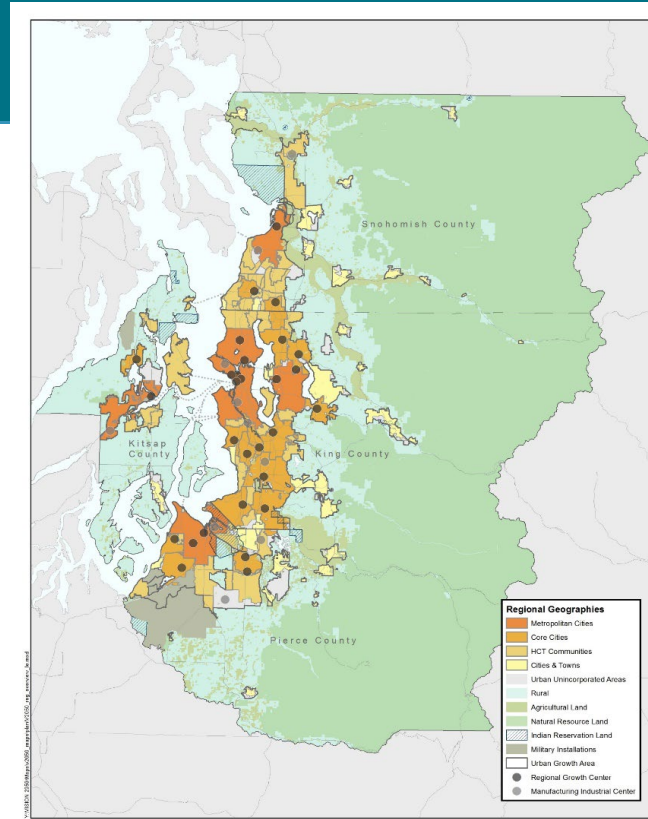
IMAGINE DES
MOINES 2044
COMPREHENSIVE PLAN UPDATE

What is the Comprehensive Plan?

- Sets level of service standards for City facilities (roads, parks, etc.) and how to pay for them.
- Updates zoning and development regulations to be consistent with the Plan.
- Intended to balance public interests and bridge the gap from where we are to where we want to go.

PSRC + Vision 2050

- Regional Growth Strategy: Sets Population and Employment Growth Targets
- Focuses Investments and Growth in Centers and near High Capacity Transit
- Climate – Reducing VMT
- Social Equity/Justice
- Housing



Comprehensive Plan Elements (Chapters)

- Land Use
- Transportation
- Conservation and Environment
- Capital Facilities, Utilities, and Public Service
- Parks, Recreation, and Open Space
- Housing
- Economic Development
- North Central Neighborhood
- Marina District Element
- Pacific Ridge
- Healthy Des Moines



Public Engagement / Input

Guided by the City's Public Participation Plan (Forthcoming):

- Update website and e-mail list
- Direct mailings and public notices
- Workshops
- Interviews and surveys
- Some similarities to the process for the HAP and Parks, Recreation and Senior Services Master Plan

of Des Moines, Washington
January 4

The City of Des Moines is in the process of developing a Housing Action Plan and wants to hear from our community. Please take our short survey located here: www.surveymonkey.com

City of Des Moines, Washington
December 28, 2022

The City of Des Moines is in the process of developing a Housing Action Plan and wants to hear from our community. Please take our short survey located here: www.surveymonkey.com

For more information, please visit www.desmoines.gov

HOME GET INVOLVED HOUSING ACTION PLAN

Public Engagement

Public participation is one of the most important strategies for ensuring that the City's decision-making process is transparent and equitable. It is imperative that the City gather an equitable range of input from the community to ensure that our most pressing housing challenges are addressed. Your community input will be ongoing as the City works to develop the Housing Action Plan. We encourage you to participate in public spaces, as well as distributed touchpoints of the HAP.

Complete the Survey!

We value your opinions on housing in Des Moines and appreciate you taking the time to give us your feedback.

This survey will take approximately 10 minutes to complete.

[CLICK HERE!](#)

Website: ImagineDesMoines2044.com



ABOUT DES MOINES, WA



Growth Trends

Our region is rapidly growing and so is Des Moines.

Des Moines has been allocated near growth targets of 3,500 housing units and 2,300 jobs for this planning period.

As Des Moines grows we have seen an increase in multifamily housing units, as well as an increase in households who rent.



Transportation

Des Moines transportation system is comprised of several features, including streets, sidewalks, bicycle routes, trails, state highways, King County Metro transit, and by 2024 Sound Transit light rail services. The City's responsibility is to provide a reasonable, safe, efficient, and dependable transportation system for residents and businesses.

In 2022 the City ran a pilot ferry to Seattle.



Neighborhoods

Des Moines is comprised of 8 unique Neighborhoods.

Since incorporation, several annexations have given us our barriers and added neighborhoods with their own identities and beautiful features.

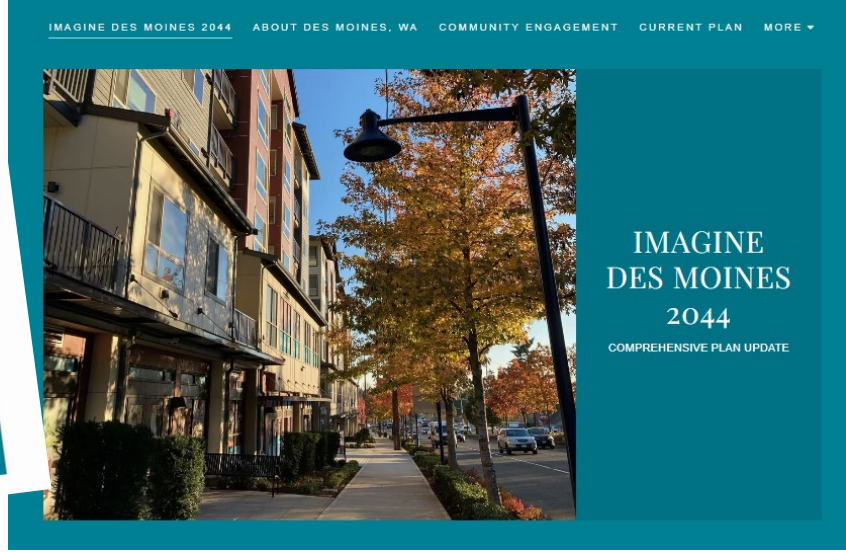
Future light rail transit is bringing new transit-oriented communities featuring connectivity & services to our eastern border.



Parks & Open Space

Des Moines is home to 46+ unique parks ranging from State Parks to nearby Parks in minutes to nearly 5 miles of trails. And we have plans to grow our network. Check out the 2022-2027 Parks Master Plan.

The Parks & Recreation department offers a variety of recreational activities for youth, adults, and seniors alike.



Update Timeline

