

ECONOMIC DEVELOPMENT COMMITTEE

AGENDA

July 29, 2021
4:00-4:50 p.m.

VIA ZOOM

NOTE: The City of Des Moines is currently operating under a Proclamation of Emergency issued on March 5, 2020 and Governor Inslee's Stay-at-Home order issued March 23, 2020 in response to the COVID-19 Pandemic. Accordingly, this meeting will be held virtually using Zoom.

The public is welcome to attend the Economic Development Committee meeting via Zoom. Please follow this link to get instructions on how to participate:
<https://www.desmoineswa.gov/FormCenter/City-Forms-3/Council-Meeting-Comments-49>.

Please note that Zoom attendees do not interact with one another; they join in listen-only mode.

1. Approval of July 8, 2021 minutes
2. 2021 Work Plan Progress (written material)
3. HB1220 – new state requirements related to housing – continued

Staff is continuing research based on previous EDC discussion and will provide additional information at the meeting

DRAFT MINUTES

**Economic Development Committee Meeting
Thursday July 8, 2021
4:00 p.m. – 4:50 p.m.
Via Zoom Meeting**

Council Members

Chair Jeremy Nutting
Co-Chair Traci Buxton
Mayor Matt Pina

City Staff

Michael Matthias – City Manager (CM)
Dan Brewer – Chief Operating Officer (COO)
Susan Cezar – Chief Strategic Officer (CSO)
Scott Wilkins - Harbormaster
Beth Anne Wroe – Finance Director
Denise Lathrop – Planning & Development Svcs Manager
Matt Hutchins – Assistant Attorney
Ashley Young – Events and Facilities Manager
Jeff Friend – Deputy Finance Director
Jason Woycke – Senior Planner
Eric Lane – Land Use Planner II
Bonnie Wilkins – City Clerk
Jodi Grager – Admin Asst II

Guests: Councilmembers Luisa Bangs, Matt Mahoney, and JC.Harris
Legislative Advocate Anthony Hemstad

Meeting was called to order at 4:00 p.m.

1. Approval of the May 27, 2021 Minutes

Minutes approved as submitted.

2. State Legislation Update – Housing and Tax Increment Financing

Denise Lathrop, Planning & Development Svcs Manager provided a Memo: Legislative Update Re: HB 1220 and introduced Eric Lane, Land Use Planner I to Present House Bill 1220 PowerPoint. Planner Lane stated HB 1220 is in place to address emergency shelters and housing through Transitional Housing and Permanent Supportive Housing. The focus is on a housing first approach. This legislation will require the City to make changes to the DMMC (Des Moines Municipal Code) regarding the Zoning where this type of housing is allowed. Staff recommends that the Council considers allowing this housing in the same zones wherever hotels are currently allowed, (see Attachment #2 House Bill 1220 PowerPoint). Anthony Hemstad, Legislative Advocate, described this legislation as quite controversial and backed primarily by the City of Seattle. There are fairly stringent timelines and limited options. Most suburban municipalities have concerns and questions that don't have clear answers as of yet. The discussion included:

- Multi-Family Housing as Permanent Supportive Housing is generally more able to provide necessary services.

- Staff will determine the City's need for housing with assistance from other agencies (such as South King County Housing & Homeless) and it will be incorporated into the City's Comprehensive Plan.
- The housing could be provided by private enterprises or public agencies. The Bill doesn't require the City to build housing but there are expectations of compliance.
- Proximity clauses should be a consideration in the location of this type of housing.
- Solutions to homelessness are comprehensive and include mental health, medical needs and other services.

The general timeline for follow up on this item includes a draft of code changes, scheduling a Public Hearing along with Council consideration, and finally Adoption of the proposed code changes. Staff wish to bring additional information at the next Economics Development meeting on July 29th.

3. King County Countywide Planning Policies Update

Manager Lathrop met with South King County Planning Managers on June 23rd regarding the Growth Management Act and the review of submitted comments. It was recommended that substantive changes to the 2021 Countywide Planning Policies Housing Chapter should require notification to participating municipalities going forward in 2022.

The Committee complimented Manager Lathrop's proactive style on these sensitive topics. Additionally, a request was made to have an update to the Committee's 2020 Work Plan to review status of Tier 1 projects.

Adjourned at 4:47 p.m.

Respectfully submitted by,

Jodi Grager, Public Works Administrative Assistant

Approved Economic Development Committee 2021 Work Plan

Tier 1 Items

Applications

- Woodmont Commercial zone – code amendment request
 - No recent action from applicant, application incomplete

Economic Development

- COVID economic development response
 - Periodic updates have been given by the City Manager
 - Electronic permitting/inspections/efficiencies in permit process
- Marina re-development
 - Work was delayed by COVID and has resumed in full, RFQ issuance target July/August

Other

- Urban Growth Capacity Analysis (Buildable Lands) and Growth Targets (continued from 2020)
 - Urban Growth Capacity Analysis complete
 - Growth Targets process complete, KC CPPs will come to City Council for ratification in September
- Parks, Recreation and Senior Services Master Plan update (MFC primary)
 - Plan and outreach in progress (Farmers Market booths, Midway Park National Night Out, September open house)
 - Statistically valid survey to homes week of 7/13
- Annual comprehensive plan amendment - Amendments will be brought forward as ready
 - PR-13.3.5 modify to include Midway Park expansion (remaining property acquisitions)
 - PRSS Master Plan revisions
 - Potential amendments associated with HB 1220
 - Others revisions as needed
- Code Clean-up items in Titles 14, 16, 17 and 18 - policy discussion on proposed amendments
 - Will be brought forward as time allows
- Growth Management Act Revisions (briefings as needed)
 - Housing Briefings 7/8 and 7/29
 - Public hearing in September
- Nuisance abatement – on-going
- Building heights in the area of the QFC site (gateway)
 - Delayed by COVID and state-required housing revisions
- Zoning for transit oriented development around Highline College Station area and Pacific Ridge near KDM/Pacific Highway S
 - Staff attending TOD meetings/workshops

Tier 2 Items – Possible 2022 items

Possible additional items

- Port of Seattle development agreement, Master Plan and SEPA review – DMCBP-West
 - Port not ready to submit
- Review Business Park zoning/development feasibility on the south side of South 216th Street
- Parking Code
 - Parking requirements, modifications, lighting requirements (per CPTED/Pacific Ridge Design Guidelines)
 - Parking code modifications may follow from Marina re-development work
- Impact Fees (last discussed with Committee 2019)
 - School
 - Park
 - Fire Impact Fees
- CPTED (Crime Prevention through Environmental Design) – potentially extend beyond Marina District and Pacific Ridge (briefly discussed with FEDC)