

AGENDA

DES MOINES CITY COUNCIL
ECONOMIC DEVELOPMENT
City Council Chambers
21630 11th Avenue S, Des Moines, Washington
Thursday, March 28, 2024 - 5:00 PM

Economic Development Committee: Chair Jeremy Nutting; Vice Chair Harry Steinmetz; Traci Buxton

CALL TO ORDER

AGENDA

- Item 1. APPROVAL OF JANUARY 25, 2024 MINUTES
[01.25.24 ED Committee Minutes Draft header](#)
- Item 2. APPROVAL OF 2024 WORK PLAN
[EDC 2024 work program \(03.21.2024\)](#)
- Item 3. SHORT-TERM RENTAL CODE
- *Staff will introduce the topic and regulatory framework for short-term rentals and Air B&Bs to facilitate a policy discussion with the Committee.*
- [Short Term and Amenities Rental Regulation Memo.docx](#)
- Item 4. COMPREHENSIVE PLAN UPDATE
- *Staff will provide an overview of Chapter 1: Introduction and Chapter 2: Land Use Element along with proposed amendments for discussion and input by the Committee.*
- [03.20.2024 CPUMemodocx](#)
[Attachment 1-DM01.Introduction 03.20.2024](#)
[Attachment 2-DM02.Land Use \(03.20.2024\)](#)
[032824 ED Committee Presentation \(3\)](#)

ADJOURNMENT

DRAFT MINUTES

**Economic Development Committee Meeting
Thursday January 25, 2024
5:00 p.m. – 5:50 p.m.
Council Chamber**

Council Members

Jeremy Nutting, Chair
Dep Mayor Harry Steinmetz, Vice Chair
Mayor Traci Buxton

City Staff

Tim George – Interim City Manager
Denise Lathrop – Comm Dev Director
Laura Techico – Planning and Development
Services Manager
Bonnie Wilkins – Director of Community/
Administrative Services
Dan Hopp – Building Official
Matt Hutchins – Assistant City Attorney
Jason Woycke – Senior Planner
Scott Wilkins - Harbormaster
Taria Keane – City Clerk
Jodi Grager – Admin Asst II

Guests: Councilmembers Gene Achziger and Matt Mahoney
AHBL Consultant Wayne Carlson and Bill Linscott

Meeting was called to order at 5:00 p.m.

1. Selection of Chair/Vice Chair

Jeremy Nutting accepted the nomination for Chair.
Deputy Mayor Harry Steinmetz accepted the nomination for Vice Chair.

2. Approval of September 28, 2023 Minutes

Minutes approved as submitted.

3. Comprehensive Plan Update – Survey Results

Community Development Director Denise Lathrop introduced Wayne Carlson, AHBL Consultant to present the results of the public survey which was conducted primarily online between July 27, 2023 to December 4, 2023. The survey supported the 2024 Comprehensive Plan periodic update’s engagement efforts. (See Attachment #2 for survey details.)

4. 2024 Work Program

Director Lathrop provided the 2024 Work Program for the committee’s review. Senior Planner Jason Woycke discussed the Comprehensive Plan Update Timeline. He stated that there will be additional briefs to the committee and council as the project continues. The update is scheduled for City Council Adoption at the end of 2024. Middle Housing (HB1110) Implementation is a major focus for Planning and Development Services Manager Laura Techico. It is a new state requirement for increasing housing density. This is a complicated piece of legislation with many challenges. Manager Techico stated that a plan will be ready by December 31, 2024

and it will need to be adopted six months later. Dan Hopp, Building Official, commented on Building Code Updates. Mr. Hopp complimented the foresight of previous Building Official, Larry Pickard in using timeless Building Code language. Due to Mr. Pickard's efforts the Building Department staff haven't had to make amendments to the code in the last couple of years. However, staff have been working on an update which will be reviewed by the legal team before it comes back to committee.

The Committee discussed a few of the items listed under Tier 2 Activities. Director Lathrop indicated that Tier 2 Activities are not likely to be addressed by the Community Development Department unless new resources become available. Some of the Tier 2 Activities are being addressed by other City staff, according to Interim City Manager Tim George. He specifically mentioned that the Noise Code for new construction and the Short-term rental code will be presented to Council later this year.

CM George reminded the committee that the Marina Redevelopment Community Forum is scheduled for February 13th from 6 – 8 p.m. at the DM Beach Park Auditorium.

Adjourned at 5:51 p.m.

Respectfully submitted by, Jodi Grager, Public Works Administrative Assistant

**Draft
Economic Development Committee
2024 Work Plan**

January

Chair/Vice Chair election
Comprehensive Plan Update and Survey Results
Community Development 2024 Work Plan

February

Cancelled

March

EDC 2024 Work Plan
Short-term Rental Code
Comprehensive Plan Update (Introduction and Land Use Elements)

April

Comprehensive Plan Update (Economic Development, North Central, Marina District & Pacific Ridge Elements)

May

Comprehensive Plan Update (Transportation & Conservation and Environment Elements)

June

Comprehensive Plan Update (Capital Facilities, Utilities and Public Services; Parks, Recreation and Open Space, & Healthy Des Moines Elements)
Noise Code for New Construction

July

Middle Housing Briefing
Comprehensive Plan Update (Housing Element)

August

September

Development Regulations Update Marina District Economic Considerations:

- Building Heights
- Current status of utility infrastructure and any expansion of service necessary for future downtown development
- Future passenger ferry service and conditions necessary to make this feasible; partnerships, and other sources of funding

October

Middle Housing and ADU Legislation

November

December

Memo

Date: March 21, 2024
To: Economic Development Committee
From: Tim George, Interim City Manager
Re: Short Term and Amenities Rental Regulation

The purpose of this memo is to provide the Committee with information for consideration related to Short Term Rentals and Amenities Rental Regulations.

Over the past several years, short-term rentals have become increasingly popular across the world and here locally. Short-term rentals can bring both positive and negative side effects to their local cities, communities and neighborhoods. Property owners, especially in desirable tourist destinations, can make considerable income by renting out their properties and can also positively increase tourist traffic to local businesses. But, in return, some rentals may bring considerable negative traffic that causes parking and trash disposal problems, may turn some homes into “party houses” that disturb local neighbors in other ways, may take away business from local hotels, and if not properly regulated, can cause local jurisdictions to miss out on taxes. Therefore, how to effectively regulate short-term rentals has become one of the hottest topics among local governments.

In general, the term “short term rentals” refers to whole homes or sections of homes that accommodate overnight guests and includes situations where the property is owner occupied as well as non-owner occupied. On the state level, current RCWs and WACs provide limited regulations for short-term rentals. Many cities and counties across the state have also begun regulating more details on short-term rentals.

A newer category within these topics is amenities rentals. Some property owners have begun to rent out, on an hourly basis, amenities on their property such as pools, hot

tubs, sports courts, or other desirable features within their property. An online rental platform called Swimply has increased the popularity of such amenity rentals.

It is being proposed that amenity rentals be regulated in the same manner as short-term rentals.

Policy Objectives

Deciding on specific goals and policy objectives is a helpful first step before discussing technical details of draft regulations. Several potential policies objectives could apply to Des Moines:

- Ensure any regulation of short-term rentals does not negatively affect property values (and property tax revenue).
- Ensure that homes are not turned into pseudo hotels or “party houses.”
- Minimize public safety risks and the noise, trash and parking problems often associated with short-term rentals without creating additional work for the local police department.
- Ensure that short-term rentals are taxed in the same way as traditional lodging providers to ensure a level playing field and maintain local service jobs.
- Give property owners the option to utilize their properties as short-term rentals to help them make ends meet.
- Encourage additional tourism to drive more business to downtown stores and restaurants.
- Encourage increased visitation to local stores and restaurants to increase the overall availability of services and maximize sales tax collections.

A couple overarching considerations worth noting: (1) regulations that can and will be enforced are preferable. For example, regulations (like maximum use per year) that rely solely on self-reporting by property owners may not be as effective as desired; and (2) regulations that are simple and easy for citizens to understand will likely drive higher compliance. For example, overly cumbersome registration processes could lead property owners to give up before even trying to follow the rules.

Regulation Considerations

To expand upon existing state law and effectively address the negative effects that are most likely to occur in Des Moines, additional regulations could be considered for topics such as registration/application/permitting requirements, associated fees, zoning,

occupancy limits, parking, local property representatives, noise control provisions, and solid waste collection. Below are some examples and ideas for consideration:

a. Application/Registration/Permit Requirements

Spokane Municipal Code 17C.316.040(D) Permit Required. The owner of a short-term rental must obtain a permit. The permit requires the owner to agree to abide by the requirements of this section and to comply with the requirements outlined in Chapter 64.37 RCW.

1. Notification.

- a. The owner or operator must prepare a notification letter that:
 - i. Describes the operation and the number of bedrooms that will be rented to overnight guests; and
 - ii. Includes information on how to contact the owner or operator by phone.

- b. Mail or deliver the notification letter to all recognized organizations and owners of property abutting and directly across the street from the short-term rental upon issuance of short-term rental permit.

2. Required information for permit.

- a. Completed application form bearing the address of the property, the name, signature, address, and telephone number of the owner and operator if operator is not also an owner and emergency contact.
- b. A short-term rental application and permit fee established by SMC 08.02.066.
- c. A copy of the owner's current City of Spokane business license.
- d. A copy of the notification letter and a list with the names and addresses of all property owners and organizations that received the letter.
- e. A site plan and floor plan.
- f. A completed and notarized Life Safety Compliance form.

Additional considerations for licensing include a good neighbor policy form/Agreement.

b. Local Fees

Westport New application fee: \$1,500. Inspection fee: \$50.00.
Resubmission within 30 days of denied application fee: \$75.00. Renewal application: \$250.00. Reinspection fee (after first inspection and within 14 calendar days): \$150.00

Walla Walla - \$150.

c. Zoning

Westport Municipal Code 17.22.030 Permitted zones. A vacation rental dwelling use is a permitted use in all zoning districts that allow single-family residences as a permitted use. (Ord. 1679 § 2, 2023)

Westport Municipal Code 17.22.040 Eligible Dwellings and Limitations. No more than one vacation rental shall be allowed on a single parcel with the exception of the mixed-use tourist commercial zoning districts.

Spokane Municipal Code 17C.316.030 Where These Regulations Apply.

A. The regulations of this chapter apply to short-term rentals in all zones where residential uses are permitted.

d. Occupancy Limits

Under existing state law property owners are required to notify guests of occupancy limits, but City can set those maximum limits.

Westport Municipal Code 17.22.060(1) Occupancy. Maximum occupancy of the rental shall be based on the International Building Code standards. The property owner shall be responsible for ensuring that the dwelling unit is in conformance with its maximum occupancy.

San Juan County Code 18.40.275 Vacation rental of residences or accessory dwelling units (ADUs).

B. No more than two overnight guests per bedroom plus additional three overnight guests shall be accommodated at any one time. The number of bedrooms is determined by the approved building permit for the structure. A guest is a person over two years of age.

e. Parking

Parking is another important consideration that particularly affects certain residential neighborhoods. Provisions can also be included to limit parking of recreational vehicles and travel trailers on the short-term rental property.

San Juan County Code 18.40.275 Vacation rental of residences or accessory dwelling units (ADUs).

F. One on-site parking space shall be provided for each bedroom within the vacation rental.

Clyde Hill Municipal Code 5.20.020(A). The following conditions of approval shall apply to business license applications for short-term rentals.

4. Parking. There will be no demand for parking beyond that which is normal to a residential area and no unusual or excessive traffic to and from the premises.

I. Prohibited Use. No recreational vehicle, travel trailer, or tent or other temporary shelter shall be used in conjunction with the short-term rental.

f. Local Property Representative

Gig Harbor Municipal Code 17.85.040(D) Short-term rental permittee, or their designee, shall always be available and able to respond in person, or by telephone, within one hour to complaints, guest concerns, and inquiries.

Walla Walla Municipal Code 20.139.050 Development standards.

E. If the unit is not an owner occupied short-term rental, then a local contact must be provided who is able to respond twenty-four hours a day, seven days a week to any complaints. The local contact must be within twenty-five miles of the Walla Walla city limits.

g. Crowd and Noise Control Provisions

A provision can be included that references the City's noise ordinance and makes the property owner of a short-term rental responsible to ensure that his or her renters and guests comply. Some jurisdictions have further defined "good neighbor" policies to apply to short-term rentals.

San Juan County Code 18.40.275 Vacation rental of residences or accessory dwelling units (ADUs)

C. The vacation rental shall be operated according to rules of conduct approved by the County that prevent the following disturbances to area residents:

1. . . . ;
2. Noise that violates Chapter 9.06 SJCC (Noise Ordinance);

Gig Harbor Municipal Code 17.85.040 General Provisions

(F) A good neighbor policy, in a form provided by the city, shall be posted in a visible location within the main living space of the short-term rental.

It shall be the responsibility of the applicant to ensure that their guests comply with the policy.

Ilwaco Municipal Code 15.41.030 Conditions.

C. The property owner shall be responsible for the following:

3. Conspicuously posting and maintaining the following information inside the vacation rental:

- i. Renter responsibilities, which shall at a minimum include:
 - i. Do not trespass on private property.
 - ii. Do not litter.
 - iii. Do not create a noise disturbance.

h. Solid Waste Collection

In addition to parking and noise control, another nuisance provision to consider is the regulation of solid waste and trash receptables.

Westport Municipal Code 17.22.060(4) Solid Waste and Recyclables Collection. Weekly solid waste collection is required during all months. Recyclables must also be collected biweekly at a minimum. Trash and recyclables must not be visible from public view and must be in proper closed lidded containers on collection day.

San Juan County Code 18.40.275 Vacation rental of residences or accessory dwelling units (ADUs).

D. Solid waste must be removed from the vacation rental to an approved solid waste facility every two weeks. Solid waste shall be stored in completely enclosed and secured solid waste receptables or stored completely indoors.

Ilwaco Municipal Code 15.41.030 Conditions.

C. The property owner shall be responsible for the following:

- 1. Ensuring that weekly solid waste collection is provided during all months that a vacation rental is used for short-term rental occupancy. Weekly solid waste collection shall not be on the basis of as-needed service, but ongoing weekly solid waste service even when the unit might be unoccupied. Vacation rental units located within a clustered development may utilize a shared solid waste collection facility.

MEMO

To: City Council Economic Development Committee

From: Denise Lathrop, AICP – Community Development Director

CC: Tim George, Interim City Manager
Adrienne Johnson-Newman, Assistant City Manager
Planning & Development Services Staff

Date: March 20, 2024

Re: Comprehensive Plan Update

Background

In 2022, the City of Des Moines (City) embarked on the periodic review and update to the City's Comprehensive Plan and development regulations that will need to be complete no later than December 31, 2024. The Comprehensive Plan was last updated in 2015 and state law requires a major review and update every ten years.

The Des Moines Comprehensive Plan is a policy document that describes how the City will manage its growth and provide necessary services and facilities over a 20-year planning horizon (Year 2044). Des Moines needs to plan for an additional 3,800 housing units, 2,380 new jobs and 726 net new permanent Emergency Housing Units by 2044.

The comprehensive plan includes 12 elements that address community characteristics; land use; transportation; conservation and environment; capital facilities, utilities and public services; parks, recreation and open space; housing; economic development; neighborhoods (North Central, Marina District and Pacific Ridge); and health. Each element includes a general summary of existing conditions along with goals and policies, and implementation strategies that indicate how the city, programs, and priorities will implement the Plan's goals and policies.

The periodic update requires a thorough review of each element of the Plan to ensure it reflects new laws and requirements, demonstrates capacity to meet our growth targets, responds to changing conditions within the community and addresses Agency, Tribal and community's interests expressed via our public outreach efforts.

To help frame the scope of our update, our consultant AHBL completed a review of the existing comprehensive plan and development regulations for consistency with the Washington State Department of Commerce's update checklists, legislative amendment to the Growth Management Act (GMA), Vision 2050 and Countywide Planning Policies (CPPs), and identified updates needed to comply with these requirements.

Discussion

Tonight's discussion will focus on proposed changes to *Chapter 1: Introduction* and *Chapter 2: Land Use Element*. The changes are summarized below with policy questions for the Committee noted. These document are in track changes but the comments in the right sidebar are color coded to show legislative requirements and items for Council discussion (yellow highlight), housekeeping edits (green) and general comments (grey).

Chapter 1: Introduction

This chapter (Attachment 1) provides information about our community along with an overview of the GMA, CPPs, Vision 2050 and the comprehensive plan. Most of the proposed amendments relate to updating information and data that has changed since the previous comprehensive plan update (CPU).

A noted change relates to new legislation codified in RCW 36.70A.040(8) setting out a process for coordination with Tribes. In December 2023, the City sent letters to the Duwamish, Muckleshoot, Nisqually, Puyallup, Snoqualmie, Squaxin, Suquamish and Tulalip Tribal Nations inviting them to participate in Des Moines comprehensive plan periodic update process and received the following responses:

- Nisqually Tribal Nation responded and deferred involvement to the Tribes that have a more intimate connection to the area now home to the City of Des Moines.
- Puyallup Tribe of Indians responded and expressed an interest to participate and share their interests around the City of Des Moines. City staff met with a Tribal representative who provided guidance on including a Tribal Acknowledgment, a separate Tribal Element and where policies centered on water quality, fisheries and the environment could be strengthened.
- No other Tribal Nations responded to the outreach request.

Staff prepared a Tribal Acknowledgement to be added to Chapter 1 for consideration. The following information is from the Puyallup Tribe of Indians and provide an explanation of what a Tribal Acknowledgement implies:

Why Acknowledge the Land?

While the term "land acknowledgement" is fairly recent, the practice of acknowledging the land and the people who have stewarded it since time immemorial is an Indigenous practice. Here in the Puget Sound our people have the protocol of asking permission to come ashore. When our ancestors traveled by canoe to another territory, it was our protocol to stop offshore to announce our arrival, offer respect to the lands and the people, and ask permission to come ashore. Our people continue this practice today, both on and off the canoe.

In practicing a land acknowledgement you are recognizing that the land you're standing on is stolen. We recognize the people and communities that cared for, and lived on, the lands since the beginning of time. We acknowledge their stewardship, their forced removal, and their continued fight to live on their ancestral lands.

Further, in practicing a land acknowledgement one is committing to being a steward of that land. It's not solely about acknowledging the caretakers, but also the land itself. Each of us as human beings has a responsibility to care for the land. We must respect the land, the waters, the plants, and the animals. Without them we would not be able to live on the land to begin with.

One cannot offer empty words of acknowledgement. These acknowledgments are a commitment to the ongoing work of uplifting Native communities, and protecting the land and resources that sustain us.

Source: <https://www.puyalluptribe-nsn.gov/about-our-tribe/land-acknowledgement/>

General Questions:

1. Page 1, Paragraph 1 – Should the style of language about "our community" and "we plan for.." be maintained or does Council want to shift to a more traditional approach such as referring to "the community", "the plan addresses..."? *(This is a question to guide the entire plan and all chapters)*
2. Page 6, Why is the Comprehensive Plan Important - Do the proposed changes to this paragraph reflect the desired direction and outcomes for the City?

Policy Questions:

1. Page 1, Paragraph 2 and Land Acknowledgement – Should a Tribal Acknowledgement be added to Chapter 1, and/or alternative language be added modeled after a statement that appears in King County CPPs?
2. Should a Tribal Element be added to the Comprehensive Plan?

Chapter 2: Land Use Element

The Land Use Element (LUE) (Attachment 2) addresses the general location and distribution of land uses within the City, the design and quality of the built environment, and provides the framework for other Plan Elements that guide aspects of land use such as Transportation, Conservation, Capital Facilities, Utilities, Public Services, Parks, Recreation, Open Space, Housing, Economic Development, and neighborhood subareas. The goals, policies and strategies listed in this element are meant to promote land use decisions and zoning to create future development opportunities in suitable locations for the next 20 years. Key considerations to be covered in the LUE are outlined in RCW 36.70A.070 (1).

Most of the substantive changes to the goals, policies and implementation strategies relate to updated state, regional and county requirements. Key items are listed below in the order they appear in the document to facilitate discussion:

- Preserving private property rights
- GMA monitoring requirements and updated timelines
- Housing choice and preservation
- Consistency between the future land use map and the zoning map
- Avoiding economic/business displacement in conjunction with redevelopment
- Alignment with state requirements around "Safe Routes to School" and increasing opportunities for physical activity
- Alignment with CPPs on siting and expanding essential public facilities

The LUE will undergo additional edits to ensure consistency with CPPs and other elements of the comprehensive plan that are being revised and refined. As we get closer to completing the update, we will bring the LUE back to the Committee for additional discussion.

CHAPTER 1: Introduction

The City of Des Moines (City) Comprehensive Plan is a 20-year plan that articulates our-describes the community's vision and values about how we-will-to grow into the future. The goals, policies and implementation strategies included in this Plan provide a basis for the City's regulations and guide future decision-making. The Plan also addresses anticipated-targeted population, housing, and employment growth, and how facilities and services will be maintained or improved to accommodate expected growth between now and the year 20352044.

The Comprehensive Plan guides how Des Moines will work with Tribal Nations, partners, stakeholders, state and regional agencies, and the public and plans for growth that will occur on the ancestral lands of the Coast Salish peoples. In respect for and acknowledgment of their legacy, this Plan seeks to create a livable, equitable, and sustainable home for current and future generations.

This introduction section provides information about the-our- community, our-the shared Vision-vision for 20352044, and a description of the comprehensive planning process.

LAND ACKNOWLEDGEMENT

The Comprehensive Plan guides how the City of Des Moines will work with Tribal Nations, partners, stakeholders, state and regional agencies, and the public as we plan for growth that will occur on the ancestral lands of the Coast Salish peoples. The City recognizes the importance of continuous collaboration with the Coast Salish peoples who have stewarded the Puget Sound since time immemorial. In respect for and acknowledgment of their legacy, this Plan seeks to foster meaningful exchange of information with Tribes, preserve the region's cultural heritage, and create a livable, equitable, and sustainable home for current and future generations.

OUR COMMUNITY

Des Moines is situated along-on Puget Sound midway between Seattle and Tacoma, Washington. Geographically, the City is long and narrow (6.3 miles long and 2.1 miles wide) and covers 4,340 acres. The City is divided into nine neighborhoods, each providing a mix-of-population,-variation in density, housing, commercial opportunities, and amenities (Figure 1-1).

The City was incorporated on June 17, 1959 and is currently developed as a suburban residential community. Between the time of incorporation and the-year 2000, the City experienced significant population growth which

Commented [NS1]: Discussion item for Council:
Should the style of language about "our community" and "we plan for..." be maintained or do you want to shift to a more traditional approach? (This is a question to guide the entire plan and all chapters)

Commented [NS2]: Discussion item for Council:
This is a suggested alternative to a formal land acknowledgement and is modeled after a statement that appears in the King County CWPPs.
Alternatively, see text below for a formal statement.

Commented [AJ3]: Puget Sound or Salish Sea?

Commented [AJ4]: Policy question for Council: Does the council want to include a Tribal Element?

Commented [NS5R4]: Discussion item for Council: In addition (or alternatively), does the council want to develop some key policies to guide work to be done in the future years (not by this update deadline) regarding work with the Tribal nations?

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was primarily the result of annexations from King County. In more recent years, the City has experienced minimal moderate growth, and will continue to grow per its classification as a High Capacity Transit Community.

According to the 2010 United States Census (2010 Census), Des Moines had a population of 29,673 and was the 41st largest city in the state and the 12th largest city in King County. As of April 1, 2015, the Washington State Office of Financial Management estimated the City's current population at 30,100. Exhibit 1-1 shows the growth trend over the past 53 years.

According to the 2023 Washington State Office of Financial Management estimates, Des Moines had a population of 33,260 in 2023, ranking as the 29th largest city in the state and the 14th largest city in King County. Figure 1-1 shows the growth trend.

With each passing year, Des Moines becomes more diverse in race. Figure 1-2 shows the makeup of the community, which is roughly 50% white, with the Hispanic/ Latino population (of any race) at 19%, followed by Asian at 12% and Black or African American at 9%. One-quarter of the population is foreign-born.

Per the U.S. Census Bureau's 2019-2021 American Community Survey (ACS), the median age in Des Moines was 38; the share of population which is age 62 or older was 18 percent.

The 2009-2013 ACS data also show the median income for a household in the City was \$59,799 while the per capita income for the City was \$27,056 and about 15% of the population was living at or below the poverty level. Major employers in Des Moines are the Highline School District, Highline College, the City of Des Moines and two retirement centers.

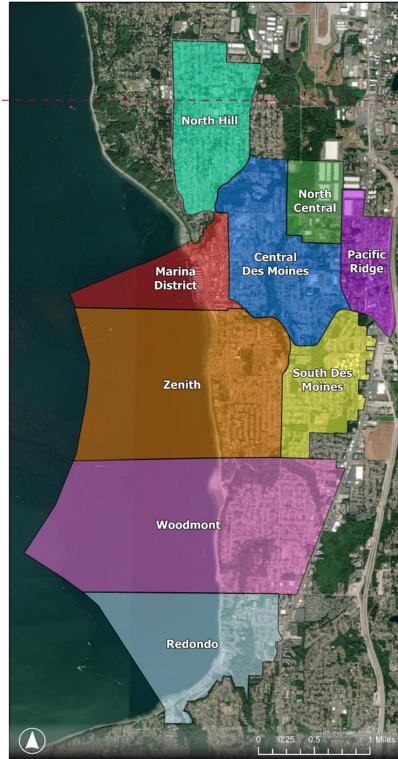


Figure 1-1: Des Moines, Washington Neighborhoods

Commented [NS6]: **Housekeeping item.** This is intended to introduce PSRC's term, which is further defined / discussed and presented in the Land Use Element.

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The ACS data show the median income for a household in the City was \$73,131 while the per capita income for the city was \$38,185. Approximately 11% of the city's population lives at or below the poverty level, which indicates an improvement as compared to the previous figure of 15% which was reported by the US Census for 2008-2013 data. Major employers in Des Moines are the Highline School District, Highline College, the City of Des Moines, the US government (General Services Administration's and Federal Aviation Administration) and two retirement centers.

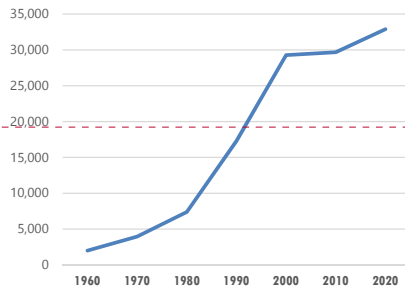


Figure 1-1: Population Growth

Commented [NS7]: General note: This could be a misleading trend (many people were no longer living in poverty when COVID-era financial stimulus were in place, which have since been phased out)

Commented [NS8]: General Note: We will ask EConorthwest to update this (if necessary). This information is more difficult to access as the state has changed how they release information.

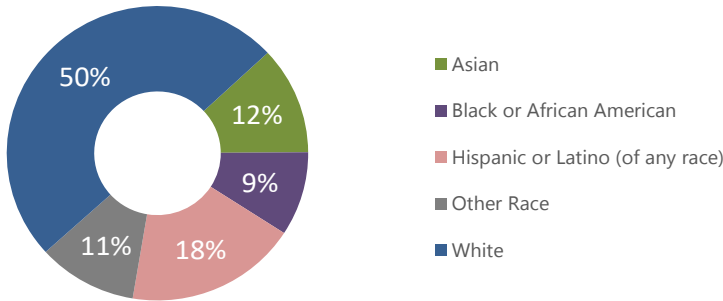


Figure 2-2: Des Moines Population by Race and Hispanic or Latino ethnicity, 2020

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

LOOKING FORWARD TO 20352044

The mission of Des Moines City Council is to "protect, preserve, promote and improve the community by providing leadership and services reflecting the pride and values of Des Moines CitizensResidents." Looking forward to the year 20352044, the City Council's vision is for Des Moines to be:

An inviting, livable, safe waterfront community, embracing change for the future while preserving our past.

Growth and development within Des Moines are influenced by activities outside the city and external factors including: state regulations; regional economic trends, development plans, transportation systems and

Commented [JW9]: Do we need to confirm this is still their vision?

Commented [LT10R9]: Policy question for Council. Use Wordle results to develop?

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commuting patterns; development within bordering jurisdictions; and local influences such as Seattle-Tacoma International Airport (Sea-Tac Airport) and Highline College.

Just over 4 million people live in the central Puget Sound region and forecasts indicate the region will grow to 5.8 million by 2050. The region is projected to add about 1.2 million jobs by 2050. By year 2040, the Puget Sound Region is expected to add 5 million people and 3 million new jobs. This growth, identified in the Puget Sound Regional Council's (PSRC) VISION 2050 plan for the region, is being allocated by the Puget Sound Regional Council (PSRC) to the four-county region – King, Pierce, Snohomish, and Kitsap Counties. King County will need to accommodate 233,077 new housing units and 428,068 new jobs. 366,377 new housing units and 490,103 new jobs between 2019 and 2044.

The King County's Growth Management Planning Council (GMPC) sets has historically set household and employment growth targets for cities in King County in the county, documented in the Countywide Planning Policies (CPPs). In addition, the process of allocating growth is now based on the amount of net new housing needed to plan for and accommodate an equitable distribution of housing choices across all jurisdictions that is affordable to all economic segments of the population of the county, as provided by the Department of Commerce. These targets have been distributed in accordance with the PSRC's regional geographies of Metropolitan Cities, Core Cities, High-Capacity Transit Communities, Larger Cities, Small Cities, Cities and Towns, and Urban Unincorporated areas. Des Moines falls within the "Larger Cities High-Capacity Transit Communities" regional geography. The current targets established by the GMPC are for the period 2019-2044¹, 2006-2031. For purposes of the 2015 Comprehensive Plan update, these targets have been extended to the 2035 planning horizon.

***Des Moines needs to plan for an additional
3,480 3,800 Housing Units and 5,800 2,380 New Jobs
plus 726 new permanent Emergency Housing Units.***

As we plan for our future, we need to. It is important to consider how we the community can grow in ways that support economic development and job growth; create strong neighborhoods with a range of housing, commercial, and transportation options; and champion healthy neighborhoods that provide families residents and visitors with a clean environment.

¹ 2021 King County Countywide Planning Policies amended via King County Ord. 19660 (Aug 15, 2023; ratified Nov. 30, 2023)

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THE COMPREHENSIVE PLAN

The *Des Moines Comprehensive Plan* serves as a roadmap that expresses ~~our-the~~ community's goals and aspirations for how ~~we~~ want to grow and prosper into the future. It is the City's official policy guide that defines—through goals, policies, and implementation strategies—how Des Moines should best accommodate forecasted household and job growth, manage traffic, ~~and~~ provide open space, and recreational opportunities, and ~~deliver~~ other vital services. The plan is "comprehensive" in both scope and coverage. It addresses the use of land and buildings, the movement of traffic and pedestrians, the provision of parks, schools, and public facilities, and protection of the environment. It also addresses residential neighborhoods, commercial areas, public and institutional lands, and public rights-of-way. It provides a guide for public investments and capital improvements; and can help to ensure that public taxes and revenues are invested wisely. Finally, the comprehensive plan serves as a marketing tool to promote Des Moines' unique assets, and help to attract new ~~people,~~ families, businesses, investment, and development to ~~our-the~~ community.



As a companion to the Comprehensive Plan, the Des Moines Municipal Code along with ~~other-Federal-and~~ ~~State-federal-and-state~~ regulations provide the requirements for the permitting, development and use of land and buildings that implement many of the goals, policies and implementation strategies contained in the Plan.

RELATIONSHIP TO THE GROWTH MANAGEMENT ACT

The State of Washington adopted the Growth Management Act (GMA) in 1990. This legislation requires comprehensive plans to include specific elements; obligates cities to adopt implementing regulations and counties to develop Countywide Planning Policies (CPPs) to address regional issues; and establishes protocols and deadlines for these tasks. ~~The state legislature frequently adjusts the GMA; it has evolved over the past decades and extensive, substantial changes legislation passed in 2022 and 2023 regarding climate and housing.~~

The GMA ~~now~~ sets out ~~fourteen-fifteen~~ statutory goals that guide the development of comprehensive plans. For a plan to be valid, it must be consistent with these goals and the specific requirements of the Act. Consistency, in this context, means that the comprehensive plan shall be consistent with the state statutory goals, CPPs, ~~or-and~~ plans of adjacent jurisdictions. The ~~fourteen-fifteen~~ statutory goals identified in the state legislation are summarized as follows:

- Guide urban growth to areas where urban services can be adequately provided;
- Reduce urban sprawl;
- Encourage efficient multi-modal transportation systems ~~that reduce the amount of vehicle miles traveled and reduce greenhouse gas emissions;~~

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• Encourage the availability of affordable housing to all economic segments of the population;
• Encourage economic development throughout the state;
• Assure private property is not taken for public use without just compensation;
• Encourage predictable and timely permit processing;
• Maintain and enhance natural resource-based industries;
• Encourage retention of open space <u>and green space</u> and development of recreational opportunities;
• Protect <u>and enhance</u> the environment and enhance the state's quality of life;
• Encourage the participation of citizens in the planning process <u>including those in vulnerable populations or from overburdened communities</u> ;
• Ensure adequate public facilities and services necessary to support development;
• Identify and preserve lands and sites of historic and archaeological significance;
• <u>Adapt to and mitigate the effects of a changing climate while supporting reductions in greenhouse gas emissions</u> ; and
• Manage shorelines of statewide significance.

RELATIONSHIP TO THE COUNTYWIDE PLANNING POLICIES AND ~~VISION 2040~~ VISION 2050

As part of the comprehensive planning process, King County and its cities have developed Countywide Planning Policies. These policies were designed to help the 39 cities and the County to address growth management in a coordinated manner. The policies are adopted by the King County Council, and subsequently ratified by cities, including the City of Des Moines. Taken together, the CPPs try to balance issues related to growth, economics, land use, and the environment including climate change. Specific CPP objectives include:

- Implementation of Urban Growth Areas;
- ~~Promotion of~~ Promoting contiguous and orderly development;
- Siting of public and capital facilities;
- Establishing transportation facilities and strategies;
- ~~Creating~~ affordable housing plans and criteria;
- Addressing social equity and health; and
- Ensuring favorable employment and economic conditions in the county.

In addition to the GMA and CPPs, Des Moines' Comprehensive Plan is guided by the multi-county policies (known as MPPs) of ~~Vision 2040~~ VISION 2050, the regional plan developed by ~~the Puget Sound Regional Council~~ PSRC. ~~Vision 2040~~ VISION 2050 is an integrated, long-range vision for maintaining a healthy region by promoting the well-being of people and communities, economic vitality, and a healthy environment. It contains an environmental framework, a ~~regional growth strategy~~ Regional Growth Strategy, and policy sections that are guided by overarching goals, implementation actions, and measures to monitor progress.

WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

The Comprehensive Plan is used as a guide to decide where housing and business growth should occur, what transportation system and public services will be needed to support the growth, what types of businesses and

Commented [NS11]: General Note: VISION 2050 is different from VISION 2040 in many ways, key concepts are: housing affordability, equity, approaches to focus growth where high capacity transit networks are available / planned, and reducing Greenhouse Gas Emissions.

Commented [NS12]: Policy question for council: Do the proposed changes to this paragraph reflect the desired direction and outcomes for the City?

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jobs ~~we want to encourage to attract~~, what types of housing ~~we should have in the community to allow and encourage~~, how ~~we can to~~ protect ~~our~~ environmentally sensitive areas ~~and promote environmental sustainability and resiliency~~, and what values ~~we want reflected in the character of our unite the~~ community. The Plan is the basis for zoning ~~and other associated development regulations~~, which in turn guides development permits ~~and projects~~ in the City ~~and guides city investments~~.

HOW IS THE COMPREHENSIVE PLAN USED?

The Plan sets the framework for the City's land-use pattern and what uses are allowed where. It also provides for the basis for regulations such as zoning, building height, landscaping, sign standards, protection of streams and wetlands, and other development regulations. The Plan is also the policy basis for decisions in reviewing development projects and ~~evaluating land/or mitigating impacts under the State Environmental Policy Act~~.

WHO DECIDES WHAT THE PLAN SAYS?

The City engages the community to develop a shared vision based on common values, desires, and goals. Public meetings and hearings are held to obtain public comment on the draft Plan. The City Council takes the public comments and testimony into consideration before approving the final Plan.

~~As the City embarked on the 2015 Comprehensive Plan update, we asked community members, businesses, property owners and visitors to describe their future Des Moines. Outreach methods included public open houses; tabling events at the Farmers Market, Des Moines Area Food Bank, and public libraries; and a community survey and information posted on the City's website. Of the 125 survey respondents, key issues identified by community members related to public safety, vibrant neighborhoods, family wage jobs, and the multi-generational and cultural needs of the community. The "Wordle" graphic here represents comments from the community survey.~~

Des Moines' Comprehensive Plan has been updated to incorporate the community's vision and values into goals, policies, and implementation strategies that will carry and sustain ~~our the~~ City into the future.

WHAT TOPICS ARE ADDRESSED IN THE COMPREHENSIVE PLAN?

The ~~GMA State Growth Management Act (GMA) governed by (RCW 36.70A)~~ specifies "required" elements – those that must be included in the Comprehensive Plan; and "optional" elements – those that can be included by a jurisdiction if desired. Below is a list of the elements ~~currently~~ required under ~~Growth Management Act/GMA (denoted by *)~~ and additional optional elements contained in Des Moines Comprehensive Plan:

- Chapter 1: Introduction ~~(formerly General Planning Element)~~
- Chapter 2: Land Use Element*
- Chapter 3: Transportation Element*
- Chapter 4: Conservation, ~~Energy, and Environment Element*~~
- Chapter 5: Capital Facilities, Utilities, and Public Service Element*
- Chapter 6: Parks, Recreation and Open Space Element*
- Chapter 7: Housing Element*
- Chapter 8: Economic Development Element*
- Chapter 9: North Central Neighborhood Element

Commented [NS13]: **Housekeeping item:** Sometimes projects can't move forward if they can't be properly mitigated, and so we have refined this language.

Commented [NS14]: General note: We will summarize the public engagement process for this update cycle and add a description here.

Commented [NS15]: General note: It may be difficult to see but we have marked **out** the asterisk for Parks, Rec and Open Space and also for ED as those elements are not required due to lack of state funding to the cities to pay for that. We **added** an asterisk for Natural Environment as it is required. The SMP is a required element too (adopted by reference in Chapter 4)

An **energy** element will be required in 2029.
Policy question for council: Does the city want to incorporate some basic energy policies other than statements to say this is going to be required (In order to get a start)?

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Chapter 10: Marina District Neighborhood Element

Chapter 11: Pacific Ridge Neighborhood Element

Chapter 12: Healthy Des Moines Element

CHAPTER 2: Land Use Element

BACKGROUND AND CONTEXT

The Land Use Element (LUE) addresses the general location and distribution of land uses within the City of Des Moines (City), the design and quality of the built environment, and provides the framework for other Plan Elements that guide aspects of land use such as Transportation, Conservation, Capital Facilities, Utilities, Public Services, Parks, Recreation, Open Space, Housing, Economic Development, and neighborhood subareas. The goals, policies and strategies listed in this element are meant to promote land use decisions and zoning to create future development opportunities in suitable locations for the next 20 years.



~~Des Moines needs to plan for an additional 2,480 housing units and 5,800 new jobs by 2035. Des Moines needs to plan for an additional 3,800 housing units, 726 new permanent Emergency Housing units, and 2,380 new jobs by 2044. As we Des Moines continues to plan for our the future, we need to the City must~~ consider how ~~we can~~to grow in ways that promote economic development and ~~family wage~~ jobs; create strong neighborhoods with a range of housing, commercial, and transportation options; and ~~achieve foster~~ healthy communities ~~that provide families and individuals with~~and a clean environment.

~~Des Moines is a highly developed community with established patterns of land use. The City does not have an Urban Growth Area (UGA) outside the incorporated city limits; it is surrounded on all sides by water or adjacent cities.~~ Primarily developed as a suburban residential community, the City is poised to evolve into a vibrant urban ~~center community and additionally is designated by the Puget Sound Regional Council (PSRC) and fulfill its role as a High Capacity Transit eCommunity pursuant to VISION 2050.~~ Diversifying our ~~local economy and attracting new~~ development will enable Des Moines to sustain itself in the future by providing a range of jobs, housing, business, and lifestyle choices within our community as well as the broader Puget Sound Region. This will help to strengthen the financial health of our community and reduce the tax burden on ~~single family residential~~ property owners.

Residential neighborhoods provide a range of housing type, size, style, and affordability. The Marina District and Pacific Ridge Neighborhoods serve as the City's primary mixed-use commercial centers while the North Central Neighborhood and the Pacific Highway South Corridor provide opportunities for larger scale commercial and light industrial development.

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Commented [NS1]: Updates per state/ regional/ county requirements are made to this paragraph in accordance with RCW 36.70A.070; ESSHB 1220 (2021 Legislative Session); and 2021 King County Countywide Planning Policies as last amended August 15, 2023 (Ordinance 19660; Ratified November 30, 2023). The same figures for jobs and housing units were documented in the 2021 King County Urban Growth Capacity Report (June 2021). But the Emergency Housing units requirement is new.

Commented [NS2]: Housekeeping changes are made to this paragraph and terms are updated/ clarified to fit the current circumstances.

Commented [DL3]: Council Question: Preference for keeping in first person 'our' versus more generic 'the'?

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The ~~Comprehensive Plan Preferred~~Future Land Use Map (Figure 2-1), identifies the ~~preferred~~land uses ~~classifications~~ and densities recommended for each area of the City. ~~The Zoning Map and Zoning Code establish the corresponding zoning classifications and associated development regulations.~~ These designations help to achieve the City's vision ~~by providing~~for sustainable growth that provides housing choices; locates population centers adjacent to transit and services; provides areas ~~within the City~~to grow businesses, services, jobs and entertainment; ~~respects existing residential neighborhoods~~; includes appropriate transitions between uses with differing intensities; safeguards the natural environment; and maintains Des Moines' sense of community.

Exhibit 2-1 shows the percentage of the City's land area allocated to these ~~future land~~ use designations. Land use assumptions were developed utilizing the ~~Puget Sound Regional Council~~PSRC growth targets and Des Moines ~~Buildable Lands~~Urban Growth Capacity data provided in Appendix A. As indicated by the ~~Buildable Lands analysis~~2021 Urban Growth Capacity Study (King County), Des Moines has adequate capacity to accommodate the City's ~~2035-2044~~ housing and job targets with a remaining surplus capacity. ~~The City of Des Moines Zoning Map and Zoning Code establish the zoning and associated development regulations.~~

Land use arrangements and mixes that promote complete communities with access to employment, shopping, and leisure activities in a safe, inviting, and walkable environment, have been shown to ~~positively~~influence the health of ~~our the city's~~ local economy as well as the health of ~~our citizens~~residents. Targeting the type and location of new growth also allows us to enhance areas of the City that need improvement, such as the Marina District, Business Park, Pacific Ridge, and Pacific Highway South Corridor, and add needed jobs and housing while minimizing increases in traffic and protecting ~~neighborhood~~quality of life ~~in these neighborhoods~~. Similarly, parks and open space should be planned for and targeted to those areas where the need is greatest and where there will be increased housing densities. With this growth, the City expects the quality of development to celebrate and enhance the City's history and identity.

~~In 2010, King County Metro added the Kent-Des Moines Road Rapid A line station east of Des Moines near the intersection of Veterans Drive and Military Road South. Additionally, Sound Transit is constructing a Sound Transit is constructing the Federal Way Link Extension project that extends light rail from Angle Lake Station in the city of SeaTac to the Federal Way Transit Center. The 7.8-mile extension includes three stations – Kent/Des Moines Station near Highline College, Star Lake Station on South 272nd Street at I-5, and the Federal Way Transit Center. The Kent-Des Moines Park and Ride Light Rail station located near the intersection of Highway 99 and South 240th Street, to be completed by 2026. These recently completed and future-planned projects provide and Star Lake Stations will provide opportunities for transit-oriented development and the creation of jobs and housing that will benefit the immediate neighborhoods and the City as a whole to target new development near these areas accessible by high-capacity transit. Portions of the Pacific Ridge, South Des Moines and Woodmont Neighborhoods that are located along Rapid Ride transit lines will or near the future light rail station will also provide similar opportunities for transit-oriented development and the creation of jobs and housing that will benefit the immediate neighborhoods and the City as a whole.~~

Commented [NS4]: General note: We have removed the outdated graphic from this draft. We will do GIS calculations (forthcoming, later in the project) if need be. First we will review the 2021 Urban Growth Capacity Study data in more depth. This will be discussed further with city staff.

Commented [NS5]: **Housekeeping item** - we typically remove references to "citizens" as it could be taken out of context or distract from the message intended

Commented [NS6]: General Note: This section is still in development and revisions are likely needed.

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GOALS

- Goal LU 1** Actively guide and manage growth in a way that:
- Preserves and enhances the quality of life and the diverse residential neighborhoods of the community, and serves them with vibrant business districts, open space, recreational facilities, affordable housing, and other supportive land uses;
 - Protects environmentally critical areas and shorelines; **and**
 - ~~Preserves private property rights; and~~
 - Promotes economic development.

Commented [NS7]: Updated per state/ regional/ county requirements.
RCW 36.70A.020 lists out the GMA goals and one goal is to preserve private property rights (this is not a new goal but something that appears to be missing here)

- Goal LU 2** Promote a land use mix that helps to diversify the local economy, reduce poverty, and enhance the community by attracting new businesses, family wage jobs, new city revenues, and [a variety of housing choices](#).

- Goal LU 3** Establish a land use pattern, scale, and density that supports walking, biking, and using transit to access goods, services, education, employment, and recreation as well as provides convenient and safe automobile usage.

- Goal LU 4** Remove physical and regulatory barriers to healthy food access in support of improved nutritional eating, reduced incidence of hunger and increased opportunities for physical activity.

- Goal LU 5** Maintain regulations and procedures that allow for siting of essential public facilities.

- ~~**Goal LU 6** Identify areas for consideration as a Regional Growth Center as defined by the Puget Sound Regional Council.~~

Commented [NS8]: Housekeeping item as this no longer applies (we provide further explanation below where this language appears again)

POLICIES AND IMPLEMENTATION STRATEGIES

- LU 1.1** Utilize the Comprehensive Plan as the policy basis for preparing [and updating neighborhood plans](#), establishing development regulations, prioritizing capital improvement construction, reviewing individual development proposals and making other decisions affecting the growth and development of Des Moines and the surrounding area.

LU 1.1.1 Plan for and regulate development to enhance the quality and maintain the unique character of Des Moines' neighborhoods and business districts.

~~LU 1.1.2 Establish and equitably enforce development standards that are clear and predictable, that simplify the review process and adapt to varied site conditions. Update the Zoning Code, Subdivision Code and other development regulations to be consistent with the policies of the Comprehensive Plan and ensure development standards are clear and~~

Commented [NS9]: Housekeeping item. LU 1.1.2 and (former) LU.1.1.3 are combined and streamlined.

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~~predictable, that simplify the review process and adapt to varied site or neighborhood conditions.~~

~~LU 1.1.3 — Establish and equitably enforce development standards that are clear, predictable and allow for flexibility to account for unique circumstances. If such enforcement is not possible, re-evaluate the standards and amend them to be more precisely defined.~~

LU 1.1.3 Coordinate planning activities and development review with state, regional, and local governments, tribes, and institutions to ensure compliance with established plans and regulations affecting Des Moines.

LU 1.1.4 Monitor and seek to influence planning activities and development decisions of neighboring jurisdictions affecting Des Moines neighborhoods, and seek to influence those decisions consistent with the City of Des Moines Comprehensive Plan.

LU 1.2 Manage community growth to ensure that overall public benefits exceed public cost and that adequate public facilities and services are available or can be provided concurrently with new development.

LU 1.2.1 Evaluate all capital improvement proposals for consistency with the Comprehensive Plan.

LU 1.2.2 Establish standards for new development to provide on- and off-site roadways, utilities and other public facilities as necessary to serve the additional demand generated by the development.

LU 1.3 Monitor, review and update the Comprehensive Plan annually to reflect current community values, economic conditions, and technologies.

~~LU 1.3.1~~ The plan should be amended at least once every ~~eight-ten~~ years but no more frequently than once ~~each-per~~ year, except in emergency situations when the City Council determines it is necessary and in the public interest.

~~LU 1.3.2~~ [Develop methods for reaching and monitoring achievements of goals established in the Comprehensive Plan policies and development regulations with the guidance of WAC 365-196-660.](#)

LU 1.4 Provide opportunities for Promote citizen-public involvement in updating the Comprehensive Plan, preparing development regulations, and reviewing major development proposals.

LU 1.4.1 Involve citizens in the process of preparing and amending the Comprehensive Plan and development regulations by using ~~such~~ techniques ~~such as a project website,~~ social media, mailings, surveys, ~~public opinion polls, advisory committees,~~ newspaper articles, public hearings, and public workshops.

Commented [NS10]: Update per state/ regional/ county requirements.
The timelines have been changed by the legislature

Commented [NS11]: Update per state/ regional/ county requirements

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LU 1.4.2 Encourage and solicit the input of stakeholders, including residents; property and business owners; non-motorized transportation advocates; environmental preservation organizations; and transit, affordable housing, and public health agencies.

LU 1.4.3 Ensure that community outreach efforts engage different ethnic and minority populations and a diversity of age groups and utilize culturally responsive practices and policies that meet the needs of traditionally underrepresented ethno-racial groups.

LU 1.4.4 Conduct public hearings on all development proposals that seek changes from existing development regulations (e.g., rezones, variances and planned unit developments) or which are potentially incompatible with neighboring development (e.g., conditional and unclassified uses) prior to city approval of those proposals. Provide an opportunity for public comment on all development proposals subject to SEPA review.

~~LU 1.4.5 Notify the public of all development proposals involving SEPA review or public hearings by using the most efficient methods available.~~

Commented [NS12]: Housekeeping item. Removing this as it is redundant with what is shown at LU 1.4.4.

LU 1.5 **Seek a harmonious blend of living, working, shopping, recreational and cultural land uses.**

LU 1.5.1 Recognize the need for public and quasi-public facilities (parks, schools, churches, day care facilities) that play an important role in maintaining viable neighborhoods and provide standards to ensure these uses are compatible with and minimize impacts to neighborhoods.

LU 1.5.2 Require that new development maintain and enhance on-site open spaces, and provide on-site recreation facilities in new subdivisions and multifamily developments or pay appropriate in-lieu fees as required by the [Des Moines Municipal Code \(DMMC\)](#).

LU 1.5.3 Apply development standards and strategies that address land use transitions in order to manage impacts on residents and businesses, including but not limited to the following: site access and circulation; structure height, bulk, and scale; separation of buildings; landscaping; density; and noise buffering.

LU 1.5.4 Regulate the siting of ~~incompatible uses adjacent to the Sea-Tac Airport~~, as defined in Federal Regulation 49 CFR Part 77 that establishes standards and notification requirements for objects affecting navigable airspace; RCW 36.70.547; the Washington State Department of Transportation's Airports and Compatible Land Use Guidebook, M 3074.00 (January 2011); and ~~Puget Sound Regional Council's PSRC's~~ Airport Compatible Land Use Program (December 2011).

Commented [NS13]: Housekeeping note: We checked and all these references remain valid.

LU 1.6 **Preserve open spaces where appropriate to:**

- 1. Protect environmentally critical areas and shorelines;**
- 2. Protect endangered and threatened species;**

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3. Provide visual separation between different land uses, neighborhoods and city boundaries; and

4. Moderate the environmental and visual impacts of new development.

LU 1.6.1 Integrate responses to the listings under the Endangered Species Act into future planning and economic development efforts and resource management programs to achieve a balance between environmental, social, and economic goals and objectives.

LU 1.7. ~~Balance the expansion of housing options with the preservation of existing neighborhoods. Preserve the integrity of existing single family neighborhoods.~~

Commented [NS14]: Update per state/ regional/ county requirements. The original policy did not comply with CPP H-27 in accordance with RCW 36.70A.210 (NEW requirements)

LU 1.7.1 Maintain a balance between ~~single and multifamily~~ different types of dwellings and preserve neighborhood character.

1. Future multifamily development should be limited to areas where the pattern of existing multifamily development and zoning is predominant.

~~2. Residential zones should be reevaluated for opportunities to allow for missing middle housing.~~

~~2.3 Multifamily dwellings should also be permitted in conjunction with commercial developments within the Marina District, provided that such dwellings are designed to provide a quality residential environment while enhancing the appearance and commercial function of the business district.~~

Commented [NS15]: Housekeeping item. Specifying the Marina District is unnecessary, this can be a broader

LU 1.8 Recognize the Comprehensive Plan Figure 2-1: Preferred Future Land Use, as the official land use map of the City of Des Moines, providing a geographic representation of the Land Use Element. 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.

LU 1.8.1 Prepare specific land use plans for the neighborhoods shown on the Neighborhood Planning Areas Map (Figure 1-1).

LU 1.8.2 ~~Create consistency between the uses designated in the City of Des Moines Comprehensive Plan Future Land Use Map with those designated on the City of Des Moines Zoning Map. The zoning map shall officially designate land use and density in the City. Single family residential designated by the Zoning Map must reflect and maintain the existing neighborhood character by providing a variety of densities.~~

Commented [NS16]: Updated per state/ regional/ county requirements. The final sentence should be struck to align with new policy direction, particularly from PSRC and in the CPPs.

LU 1.8.3 Land designated by the Land Use Map for public facilities facility should be used for public and quasi-public capital improvements such as government administrative offices; utility distribution, storage, processing, and maintenance facilities; marinas; schools; public safety and fire protection facilities; and libraries.

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LU 1.8.4 Zoning should be brought into conformance with the City of Des Moines Comprehensive Plan ~~Preferred-Future~~ Land Use Map.

Commented [NS17]: General Note: There may be inconsistencies to be addressed during the project, AHBL will reach out to staff for further discussion

LU 1.8.5 Require all zoning changes to conform to the land use pattern designated on the City of Des Moines Comprehensive Plan ~~Future~~ 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.

LU 2.1 Enhance and improve the economic health of existing business districts and recognize each district's special attributes.

LU 2.1.1 Promote new development and redevelopment within the Marina District to create a vibrant commercial center with a quality mix of businesses that will enhance the waterfront, and serve as a destination for local residents and visitors.

LU 2.1.2 Ensure that new construction contains and exhibits high-quality building materials and design elements as outlined in the Marina District Design Guidelines.

LU 2.1.3 Promote new development and redevelopment within Pacific Ridge to create a district with a broad range of uses, serving a local and regional clientele and using the Pacific Ridge Neighborhood Design Guidelines and Pacific Ridge Neighborhood Improvement Plan to reduce crime and create a better working and living environment.

LU 2.1.4 Encourage improvement of the Marina District and Pacific Ridge Neighborhood by working with the business community and other representative organizations to achieve the goals of the City of Des Moines Comprehensive Plan.

LU 2.1.5 Facilitate the buildout of the North Central Neighborhood as a primary employment center that provides new family wage jobs and new revenues for the City.

LU 2.2 Support the revitalization of declining commercial areas and obsolete facilities through redevelopment, rehabilitation, and other available means to provide long-term economic vitality without triggering business displacement.

LU 2.2.1 Seek to abate existing incompatible uses and nuisances when such abatement is consistent with public health, safety, and welfare.

LU 2.2.2 Encourage the assembly and redevelopment of key, underdeveloped parcels through incentives and public/private partnerships.

Commented [NS18]: Updated per state/ regional/ county requirements: King County CPP EC-29 requires that measures to avoid economic displacement be incorporated.

General Note: Further policies and discussion will be in the Economic Development Element draft (forthcoming)

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LU 2.2.3 Facilitate implementation of the [Marina and Beach Park Development Plan](#) objectives to develop the City's waterfront properties in a manner that:

1. Revitalizes the City's waterfront;
2. Attracts both local citizens and tourists;
3. Generates economic activity in an underused area;
4. Enriches ~~the~~ surrounding area with an attractive and vibrant district; and
5. Enhances City revenues.

LU 2.2.4 Recognize that the existence of associated 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.

LU 3.1 Support the efforts of Sound Transit and King County Metro to develop a transit system that connects all areas of the city to existing and future high capacity transit using a multi-modal approach.

LU 3.1.1 ~~Negotiate Work~~ with Sound Transit, the Cities of Kent, SeaTac and Federal Way, and Highline College ~~to adequately prepare for~~ ~~on~~ the [planned](#) extension of light rail through Des Moines.

Commented [NS19]: **Housekeeping item** - We updated this to better reflect current circumstances

LU 3.2 Establish Light Rail Station Area Planning framework goals and strategies for transit supportive development to occur within a one-half mile radius of future light rail stations.

LU 3.2.1 Prepare a subarea plan(s), ~~prepare~~ zoning amendments and ~~prepare~~ design guidelines for the light rail stations ~~areas~~ to be located ~~within their~~ ~~close proximity to the~~ South Des Moines, ~~and Woodmont, Pacific Ridge, and Woodmont~~ Neighborhoods, considering the joint planning [efforts](#) with the City of Kent ~~and Sound Transit~~ on the Midway area.

Commented [NS20]: **Housekeeping item** - We updated this to better reflect current circumstances. Further refinements may be needed.

LU 4.1 Champion the Healthy Des Moines Movement through policy, systems, and environmental changes that result in increased access to healthy foods and beverages and opportunities for physical activity, with an emphasis on school-aged children:

1. Support fresh food distribution through farmers markets, urban farm stands, urban agriculture, [and community gardens](#), ~~and Community Supported Agriculture programs~~.
- 1-2. [Seek funding to continue and expand support of Community Supported Agriculture programs and collaborations such as the partnership with Highline College.](#)
- 2-3. Encourage mixed-use, pedestrian, and transit-oriented development along major transit corridors and near transit nodes to enable residents to be physically active through daily activity, such as walking to school, work, and shopping.
- 3-4. Support concentrations of neighborhood, community, and retail amenities and services in close proximity to residential neighborhoods.

Commented [NS21]: General Note: Community development staff is talking with Parks department to work on tweaking this (together with chapter 12).

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LU 4.1.1 Consider development regulations that allow farmers markets, urban farm stands, Community Supported Agriculture distribution locations and community gardens as permitted uses and provide for the on-site sale and delivery of healthy food and beverages.

LU 4.1.2 Support joint-use agreements for potential sites, such as publicly-owned, school or church properties, to allow community gardens and operation of mini farmers markets, farm stands or Community Supported Agriculture distribution to increase access to fresh produce.

LU 4.1.3 Continue to implement established nutritional standards, physical activity standards and the K-FIT program at City-sponsored programs and events.

LU 4.1.4 Continue supporting "Safe Routes to School" programs to increase the accessibility of biking and walking opportunities, and ultimately encouraging increased physical activity.

Commented [NS22]: **Housekeeping item.** We updated this to better reflect current circumstances and **Alignment with State requirements** (RCW 36.70A.070 set out that a land use element should consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state)

LU 5.1 **Ensure land use decisions on essential public facilities meet the following criteria to be made consistent with the process and criteria set forth in the DMMC:**

- 1. The facility meets the Growth Management Act (GMA) definition of an essential public facility, as defined in RCW 36.70A.200(1) and as amended; or**
- 2. The facility is on the statewide list maintained by the Office of Financial Management, ref. RCW 36.70A.200(4) or on the countywide list of essential public facilities; and**
- 3. The facility is not otherwise regulated by the DMMC.**

LU 5.1.1 Recognize and use the Conditional Use Permit process and criteria to site essential public facilities as regulated by the DMMC, the GMA, and Policy PF-24 through PF-27 of the Public Facilities and Services Chapter of the 2021 King County Countywide Planning Policies. These policies include methods for siting and expanding public facilities as well as disaster preparedness and emergency management.

Commented [NS23]: **Update per state/ regional/ county requirements.** We have expanded this to make specific citations.

LU 5.1.2 Consider social equity and health issues when siting essential public facilities, to provide protection from exposure to harmful substances and environments.

LU 5.1.3 Allow and plan for the siting of organic materials management facilities in areas in accordance with RCW 70A.205.040 and as regulated by House Bill 1799.

Commented [NS24]: **Housekeeping item.** This is a new requirement and the City has already amended DMMC

LU 6.1 **Identify areas in the City that meet the Puget Sound Regional Council criteria for an Urban Center Designation.**

Commented [NS25]: **Housekeeping item.** PSRC now lists DM as a High-Capacity Transit community and so this part can be removed

LU 6.1.1 Complete the appropriate research, documentation and application process for nominating the City of Des Moines as a Regional Growth Center.

CITY OF

DES MOINES

COMPREHENSIVE PLAN UPDATE

BRIEFING TO CITY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE

March 28, 2024

Laura Techico, Planning & Development Services Manager
Alicia Jacobs, Land Use Planner



ECONorthwest



What is the Comprehensive Plan?

- It is the 20-year framework for local policy, planning, and capital facility investments.
- Guides the physical development of the city.
- The Growth Management Act (GMA) requires that cities update local comprehensive plans every 10 years.

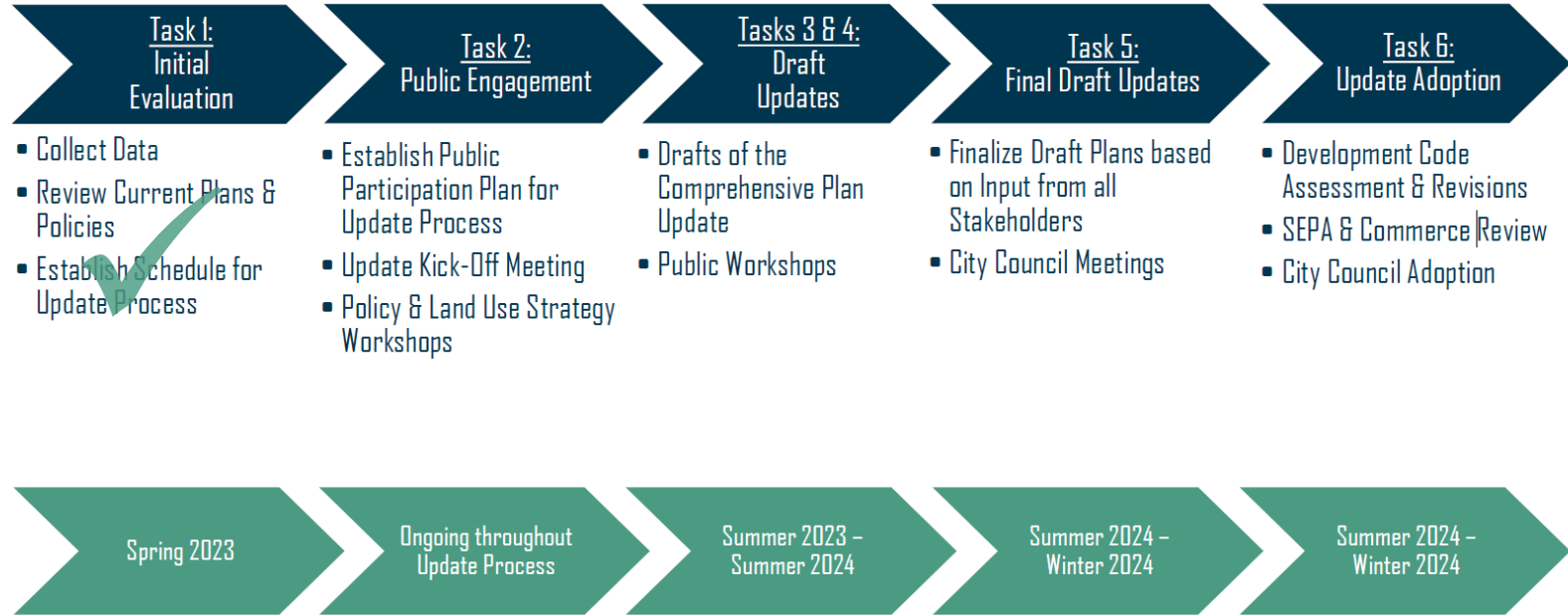


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MOINES 2044
COMPREHENSIVE PLAN UPDATE

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:
 - Reflect new laws and requirements;
 - Demonstrate capacity to meet growth targets;
 - Respond to changing conditions with the community; and
 - Address Agency, Tribal and community interests expressed via public outreach efforts.

Update Timeline



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 Element
- Healthy Des Moines



CHAPTER 1: Introduction

- Provides information about the Des Moines community;
- Outlines the shared vision for 2044; and
- Gives an overview of the Growth Management Act, Countywide Planning Policies, Vision 2050, and the Comprehensive Plan.



New State Legislation - 2022

HB 1717: Tribal Participation in Planning

HB1717:

- Codified in RCW 36.70A.040(8), and defines the parameters for cities and Tribal governments to coordinate.
 - Federally recognized Tribes may voluntarily participate in a county or regional planning process under GMA.
 - If a tribe wants to participate, they must present their intent.
 - Local governments then must enter into good faith negotiations with the Tribe to develop a mutually agreeable memorandum of agreement outlining collaboration and participation in the planning process.

Coordination Process:

- In December 2023, the City sent letters to eight Tribal Nations inviting them to participate.
- City staff met with the Puyallup Tribe of Indians Liaison on 1/18/2024 to discuss areas of interest:
 - Stormwater
 - Shorelines
 - Cultural Resources
 - Options/resources for Tribal Acknowledgement and Tribal Element

CHAPTER 1: Introduction

Tribal Acknowledgement Example:

The Comprehensive Plan guides how the City of Des Moines will work with Tribal Nations, partners, stakeholders, state and regional agencies, and the public as we plan for growth that will occur on the ancestral lands of the Coast Salish peoples. The City recognizes the importance of continuous collaboration with the Coast Salish peoples who have stewarded the Puget Sound since time immemorial. In respect for and acknowledgment of their legacy, this Plan seeks to foster meaningful exchange of information with Tribes, preserve the region's cultural heritage, and create a livable, equitable, and sustainable home for current and future generations.

Tribal Policy Example: Puyallup Tribe Comprehensive Plan

Goal 19.0 Land use policies encourage protection of natural habitats and cultural resources.

- **Policy 19.1** Identify areas of high climate vulnerability and high cultural importance on a map with a land use designation that prioritizes their protection from development.
- **Policy 19.2** Land use policies should focus development in areas that are already developed to reduce the impacts of development on the natural environment.
- **Policy 19.3** Develop a critical areas ordinance policy that establishes consistent buffers and regulations for natural areas.

Goal 21.0 Ongoing collaboration and dialogue among governments and agencies implements the Tribe's Comprehensive Plan

- **Policy 21.1** Work with local governments to create a long-term shared vision to address climate change
- **Policy 21.2** Leverage jurisdictions' equity and inclusion programs to identify opportunities for land use policy influence. Focus influence on topics of promoting diversity in housing types within residential zones, mixed-use zoning, and stronger environmental protections.

CHAPTER 1: Introduction

Proposed updates related to state, regional and county requirements:

General Questions:

1. Should the style of language about “our community” and “we plan for...” be maintained or does Council want to shift to a more traditional approach such as referring to “the community”, “the plan address...”? *(This would guide the entire plan)*
2. Do the proposed changes to the “Why is the Comprehensive Plan Important” paragraph reflect the desired direction and outcomes for the City?

Policy Questions:

1. Should a Tribal Acknowledgement be added to Chapter 1, and/or alternative language be modeled after a statement that appears in King County CPPs?
2. Should a Tribal Element be added to the Comprehensive Plan?

CHAPTER 2: Land Use Element

- Addresses the general location and distribution of land uses within the City;
- The design and quality of the built environment; and
- Provides the framework for other Plan Elements.
- The goals, policies and strategies promote land use decisions and zoning to create future development opportunities in suitable locations.



CHAPTER 2: Land Use Element

Proposed updates related to state, regional and county requirements:

- LU 1 Preserving private property rights;
- LU 1.3 GMA monitoring requirements and updated timelines;
- LU 1.7 Housing choice and preservation;
- LU 1.8.2 Consistency between the future land use map and the zoning map;
- LU 2.2 Avoiding economic/business displacement in conjunction with redevelopment;
- LU 4.1.4 Alignment with state requirements around “Safe Routes to School” and increasing opportunities for physical activity; and
- LU 5.1.1 Alignment with county-wide planning policies on siting and expanding essential public facilities.