

Finance and Economic Development Committee Meeting
June 29, 2007

Present: Chair Mayor Sheckler, Councilmembers Carmen Scott and Susan White, Planning Manager Denise Lathrop, Code Enforcement Officer Nancy Uhrich, Development Services Manager Robert Ruth, Land Use Planner II Jason Sullivan, City Manager Tony Piasecki, City Attorney Pat Bosmans, and Planning, Building & Public Works Director Grant Fredricks.

The meeting convened at 1:35 pm.

Minutes from 5/18/07

Minutes from the May 28, 2007, meeting was distributed to Committee members, and approved.

Zoning Code Changes:

Grant announced that there are sets of code changes that will be presented at the July 19, 2007 City Council Meeting. One set will relate to Pacific Ridge and the other is regarding Des Moines Creek Business Park.

Des Moines Creek Business Park:

Several topics were discussed, including Permitted Uses, Park Requirements and Developer requests.

Grant indicated that there will be a public hearing on July 19, 2007 for Des Moines Creek Business Park to consider changes to DMMC 18.25. The first is an ordinance codifying in DMMC 18.25.020 the changes included in the First Development Agreement.

Tony stated that the additional items pertained to logistics warehousing, in the development agreement and other issues regarding the airport. These are based on agreements made by Council in July 2005. It was noted that the airport area is underserved by air cargo logistical warehousing. Tony reiterated that there have been discussions and clarifications given regarding the developer selection and master plan approval process and that process will establish what the market wants.

Further discussion took place regarding this agenda item and the possible target date for moving dirt will be approximately mid 2008.

It was suggested that we procure a SeaTac zoning map to enable us to understand the position and current thoughts of the SeaTac Council regarding these issues.

The resolution indicates that the City Council agrees to consider ordinances that further change these permitted uses. It was confirmed that adopting this resolution does not commit to changing the codes, but enables us to commit to consider changes. It was also determined that as a Committee, it is important that there is a discussion regarding these issues and that everyone understands that the Committee's recommendation is to adopt this ordinance.

Conversation ensued and it was determined that a study should take place, and that provisions for the business and commercial zones be included.

It was suggested that the master plan be considered and adopted by resolution and then finalize the Second Development Agreement agreements, and work toward making these developments successful.

Pacific Ridge:

Discussion included Building Height, Parking Requirements, Mixed Use, 5 over 2 Building Code change, and Private Recreation Code as well as other various topics.

Grant gave an outline of what the proposal for Pacific Ridge should include.

The 3 ordinances proposed to be adopted by the 19th include:

1. Building height
2. Parking requirements (which will include the number of parking stalls required and set back issues)
3. Mixed use

Two additional ordinances will be brought to Council in September:

4. 5/2 Ordinance - Building Code
5. Private Recreation code - requires SEPA

In the event changes occur, the parking should increase to 1.5 parking stalls per unit. At this time the code allows for 20% reduction in overall parking capacity in some parts of the City but not others. The draft ordinance has already been discussed including a lengthy discussion on parking spaces.

Sunway Services Development Agreement Schedule:

Tony Piasecki confirmed that discussion will take place with Mat Chann before the City Council approves the 5 ordinances to determine if they are acceptable to him as well.

Tony Piasecki added that the developer wants to be vested for five or ten years, as he wants certainty and does not want a new City Council making changes. The second issue is a reduction in development fees,

traffic impact fees and building fees. A good way to handle this is to give the developer offsets for providing city services or fire equipment.

Building Code Changes:

Nancy Uhrich distributed sections of the International Property Maintenance Code to the Committee showing highlighted sections that she would like removed or changed along with explanations regarding same. The Committee discussed each highlighted section providing policy direction. Those changes will be incorporated into the Building Code ordinance being prepared for Council consideration on July 27th.

Abatement of Dangerous & Nuisance Properties.

Code Enforcement Officer Nancy Uhrich stated that Richard Brown is drafting a proposed ordinance that sets up procedures for abatement and creates an abatement fund.

The meeting concluded at 3:30 pm.

Respectfully submitted,
Donna Abeles
Administrative Assistant