AGENDA

Finance and Economic Development Committee Meeting
Tuesday March 29, 2011
5:00 p.m. – 6:30 p.m.
City Hall South Conference Room

1. **Call to Order**

2. **Approval of the February 8, 2011 meeting minutes, the February 22, 2011 meeting minutes and the March 24, 2011 meeting minutes**

3. **Debrief of the March 26, 2011 City Council retreat – 30 minutes**

4. **Discussion of the draft Economic Development Plan – 30 minutes**

5. **Discussion of state requirement to provide for electric vehicle charging stations in the City's zoning code – 15 minutes**

6. **Committee member comments – 15 minutes**

7. **Future meetings**

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

February 8, 2011
South Conference Room
21630 11th Avenue South, Des Moines, WA

Council Members
Chair Carman Scott
Melissa Musser
Matt Pina

City Staff
Tony Piasecki – City Manager
Lorri Ericson – Assistant City Manager
Grant Fredricks – PBPW Director
Denise Lathrop – Planning Manager
Marion Yoshino – Economic Dev Manager
Robert Ruth – Planning and Dev Svc Manager
Dan Brewer – Asst. PBPW Dir/Traffic Engineer
Brandon Carver – Asst. Traffic Engineer

1. Call to Order

Meeting called to order at 5:05 pm

2. 011111 Minutes

Approved as submitted.

3. Downtown Commercial Zone Modification

Tony provided opening remarks detailing what he thought would be the most controversial pieces of the draft ordinance. He specifically highlighted the height changes, stating he felt they would create a need for discussion and policy decisions.

Robert reviewed Figure 1 which was a map identifying proposed heights in specific areas and Figure 2 which was a map detailing areas that could be considered for a height bonus.

Chair Scott suggested adding a parcel that was not currently zoned DC for consideration of a zoning change. It was the consensus of the committee that because that involves a different process, it should be considered at a separate time.

The committee wanted to make sure that the height restrictions in the area near the marina stayed below grade; therefore, it will be the committee recommendation that the height near the marina be limited to the base of 35'.

The committee would like the dividing line for the 45' area on the east side of Marine View Drive to be 219th to the south. They also do not want to allow any 45' height limits on the east side of Marine View Drive south of 219th.

The committee discussed the idea that the upper limit for height should be 65' and they requested it be illustrated by changing the figure to include movable areas that could be 65' which could be moved around the zone to illustrate where they could be. They also wanted to assure that the incentives were not allowed on the corners and that the corners were protected so the view corridors were protected. They then discussed the option of going up to 75'as suggested by figure 2 in the draft prepared by staff. After discussion, the committee agreed on tentative boundaries for regular zoning heights.

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The discussion moved on to those areas that could be incentivized, whether it is a good idea to offer incentives or not and the restrictions on those incentives. The maps in Figure 1 and Figure 2 will be updated to reflect the committee consensus on the height issues.

7. Future meetings

Next meeting will be Tuesday February 22, 2011 at 5:00 pm

Adjourned at 6:35 p.m.
Respectfully submitted by:
Lorri Ericson, Assistant City Manager

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MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

February 22, 2011
South Conference Room
21630 11th Avenue South, Des Moines, WA

Council Members
Chair Carman Scott
Melissa Musser
Bob Sheckler
(Substituting for Matt Pina)

City Staff
Tony Piasecki – City Manager
Lorri Ericson – Assistant City Manager
Dan Brewer – Asst. PBPW Dir/Traffic Engineer
Robert Ruth – Planning and Dev Svc Manager
Brandon Carver – Asst. Traffic Engineer

1. Call to Order

Meeting called to order at 5:05 pm

2. 020811 Minutes

Chair Scott submitted some corrections to the minutes. The changes will be made and the minutes come back before the committee next meeting.

3. Review Draft Ordinance No. 11-011 relating to modifications of zoning requirements in the Marina District

Planner Jason Sullivan reviewed the changes since the last draft. On page 6, the committee felt that section 17, the one that allowed multifamily residences with no commercial component be removed. Page 12, section (10) was reworded to eliminate the reference to "multi-family" since that section was eliminated earlier. The committee wanted to leave the rest of section (10) in place as written.

Next, the committee discussed the set back requirement for buildings on the corners. This set back from the property line is necessary to preserve the view corridor. The committee agreed the amount of the setback was adequate; however, they would like the code to be more flexible about how that requirement is met. Jason will rework this section to allow more flexibility.

The committee discussed the new item on page 19, section (b) that spoke to the building or structure being adjacent to the sidewalk. Staff indicated that the focus of this section was to try and eliminate front parking on 7th Avenue. Staff was asked to leave Marine View Drive as is and add a section (c) addressing this item on 7th while leaving room for creativity and flexibility.

After discussion, the committee recommended removal of item (a) page 22 that spoke to vehicle access requirements on 8th Avenue S. Between 223rd and 227th.

Discussion ensued about section (iii) on page 22 which addressed angle parking. Consensus was that it should be changed to read that only 6' of the angle parking space requirement may be in the right-of-way.

At the request of Mayor Sheckler, Jason clarified that this new ordinance has only one standard of height measurement except for the Marina floor due to the fact there are no roads to measure from on the marina floor. Jason reviewed Figure 1 and Figure 2 as revised per the last meeting. Figure 1 indicates the base heights which are all 35' and 45'. Figure 2 represents the areas where a height bonus is allowed. The committee asked the staff to assure there is a way to visually demonstrate what the height bonuses could potentially look like.

Councilmember Musser asked about a zoning overlay for Wesley Homes. Staff advised that was a possibility.

CM Piasecki advised we still need SEPA, Department of Commerce review and the public hearing. The committee suggested that this come before the council on March 26th during the retreat and be followed by a public hearing in mid-April.

7. Future meetings

Next meeting will be Tuesday March 29, 2011 at 5:00 pm

Adjourned at 6:40 p.m.

Respectfully submitted by:
Lorri Ericson, Assistant City Manager

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MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

March 24, 2011
North Conference Room
21630 11th Avenue South, Des Moines, WA

Council Members
Chair Carman Scott
Melissa Musser
Matt Pina

City Staff
Tony Piasecki – City Manager
Denise Lathrop – Planning Manager

1. Call to Order

Meeting called to order at 7:00 pm

2. Discussion of March 26, 2011 Council Retreat

Chair Scott reviewed her proposed remarks for the Council retreat scheduled for Saturday, March 24th. She and the Committee discussed her remarks and what remarks the other Committee members might make at the retreat.

3. Future meetings

Next meeting will be Tuesday March 29, 2011 at 5:00 pm

Adjourned at 7:30 p.m.

Respectfully submitted by:
Tony Piasecki, City Manager

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