

AGENDA

Finance and Economic Development Committee Meeting

Thursday June 12, 2014

5:45 p.m. – 6:45 p.m.

South Conference Room

- 1. Call to Order**
- 2. Approval of the May 8, 2014 meeting minutes**
- 3. Development Updates – 20 minutes**
- 4. Discussion of upcoming Ordinances – 10 minutes**
 - a. Five-Story Wood Frame Buildings**
 - b. Sign Code**
- 5. Pacific Highway South - Confirmation of Draft Land Use Concepts – 20 minutes**

Staff is seeking confirmation on the Draft Land Use Concepts discussed at the May 8th Committee Meeting. Staff will then prepare capacity data and any available market data and bring those back to the committee in July.
- 6. Committee member comments – 10 minutes**

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

May 8, 2014

South Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Chair Matt Pina

Jeremy Nutting

Jeanette Burrage

City Staff

Tony Piasecki – City Manager

Lorri Ericson – Assistant City Manager

Dan Brewer – PBPW Director

Denise Lathrop – Community Development Mgr

Marion Yoshino – Economic Development Mgr

Grant Fredricks – Consultant

Nikole Coleman-Porter – Land Use Planner

Laura Techico – Senior Planner

1. Call to Order

The meeting was called to order at 5:00 p.m. by Chair Matt Pina

2. Approval of the April 22, 2014 Meeting Minutes

Minutes approved as submitted.

4. Pacific Highway South - Draft Land Use Concepts

Staff asked for direction in regard to extending the mixed use zoning to three parcels south of 240th currently used by Ryder Truck. The committee determined this decision should be made by the full council and gave direction for the council presentation.

Planning Manager Lathrop reviewed the input received at the community open house recently held in this area to discuss zoning in the Pacific Highway South area. The committee was interested in knowing more about the adjacent zoning in the City of Kent..

Staff presented three draft land use concepts based on the feedback received during the open house and asked for committee input on these suggestions. The committee talked about identifying the preferred land use in the Comprehensive Plan as outlined in the drafts by staff, and either leaving the zoning as is or only changing a portion of the zoning to begin the process. Staff will take the information provided by the committee and return with some refined proposals.

3. Development Updates

Economic Development Manager provided an update on the following items:

- Landmark Event Center – They are still working through the purchase agreement. there is now a back up offer if this one falls through.
- Highline Place – There is a 2nd artist rendering and Performa and deposited more escrow money.
- Waterview Crossing – Last extension of the Trustee Sale is June 6th, so there should be a resolution soon.
- House of Art – project is not moving forward and the property will be back on the market soon
- Development at 7th Ave & 223rd St
- Village Concepts – will be submitting in May
- QFC– As of today plan is to renovate one side of the current building
- Hotel Concepts (Clayt's Tavern) – architect renderings should be complete this week

- Marina – Currently working with an attorney to create a development agreement
- DMCBP – Port of Seattle is scheduled to approve the land lease on May 27th. Target date for ground breaking is June.

6. Committee Member Comments

There were no committee member comments

The next regular meeting is scheduled for June 12, 2014, from 5:30-6:50 p.m. in the South Conference room.

Adjourned at 6:50 p.m.

Respectfully submitted by:

Lorri Ericson, Assistant City Manager

DRAFT

**Draft Ordinance 14-121
Five-Story Wood Frame Buildings
in
D-C and I-C Zones**

Sec. 1. DMMC 14.05.130, section 23 of Ordinance No. 1581, and section 17 of Ordinance XXX are amended to read as follows:

Comment [DB1]: Draft Ordinance 14-035 for the T-C Zone going to Council June 5th.

Five-story wood frame buildings. The following sections, DMMC 14.05.140 through 14.05.220, shall be applicable to the following zoning classifications:

Pacific Ridge Commercial, Pacific Ridge Residential, Business Park, ~~and~~ Transit Community, Downtown Commercial, and Institutional Campus Zones.

Sec. 2. DMMC 14.05.190, and section 39 of Ordinance No. 1581 are amended to read as follows:

Height. The maximum height of five story buildings designed and constructed shall be 75 feet, unless limited otherwise in the Title 18, Zoning Code. The height shall be measured as provided in the IBC.

Draft Ordinance 14-114
Sign Code Amendments

Amendments were made to the City's Sign Code in August 8, 2013. The Signs Code was repealed and replaced by Ordinance No. 1591 on January 30, 2014. A result of this repeal and replacement was the inadvertent omission of portions of 18.41.150(7) [currently 18.200.160(7)] and 18.42.310(1)(c)(i) [currently 18.200.300(1)(c)(i)] that were adopted on August 8, 2013 by the enactment of Ordinance No. 1572. Draft Ordinance 14-114 would add the Council-directed language that was passed by the Council on August 8, 2013 back into the Sign Code.

Sec. 1. DMMC 18.200.160 and section 476 of Ordinance No. 1591 are amended to read as follows:

Prohibited signs. The following signs are prohibited:

....

(7) Any sign affixed to or painted on trees, rocks, or other natural features, or utility poles and the like including advertising signs affixed to or painted on fences; except as provided by DMMC 18.200.110;

Sec. 2. DMMC 18.200.300 and section 490 of Ordinance No. 1591 are amended to read as follows:

Commercial zones. The following signs are permitted in the Pacific Ridge Commercial Zone, Business Park Zone, and all Commercial Zones abutting Pacific Highway South that are not within the Pacific Ridge neighborhood:

....

(c) Freestanding Sign Height.

(i) For single business properties and multiple business properties, freestanding signs shall not exceed 20 feet in height as measured from median sidewalk grade. The City Manager is authorized to formally waive the maximum sign height when signs must be set back from the arterial because of sloping site conditions provided the City Manager determines that the intent of this section is otherwise met.