

# ECONOMIC DEVELOPMENT COMMITTEE

## AGENDA

July 8, 2021  
4:00-4:50 p.m.

### VIA ZOOM

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

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

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

1. Approval of May 27, 2021 minutes
2. State Legislation Update – Housing and Tax Increment Financing  
*Planning Department and Legislative Advocate Anthony Hemstad will provide an update*
3. King County Countywide Planning Policies Update  
*Staff will provide an update*

**DRAFT MINUTES**

**Economic Development Committee Meeting  
Thursday May 27, 2021  
4:00 p.m. – 4:50 p.m.  
Via Zoom Meeting**

**Council Members**

Chair Jeremy Nutting  
Co-Chair Traci Buxton  
Mayor Matt Pina

**City Staff**

Michael Matthias – City Manager (CM)  
Dan Brewer – Chief Operating Officer (COO)  
Scott Wilkins - Harbormaster  
Katy Bevegni – Assistant Harbormaster  
Denise Lathrop – Planning & Development Svcs Manager  
Matt Hutchins – Assistant Attorney  
Ashley Young – Events and Facilities Manager  
Jeff Friend – Deputy Finance Director  
Eric Lane – Land Use Planner II  
Bonnie Wilkins – City Clerk  
Taria Keane – Deputy City Clerk  
Jodi Grager – Admin Asst II

Guests: Councilmembers Luisa Bangs, Matt Mahoney, and JC.Harris  
Citizens Bill Linscott and Jayme Wagner

Meeting was called to order at 4:01 p.m.

**1. Approval of the April 22, 2021 Minutes**

Minutes approved as submitted.

**2. Review Status of Marina Redevelopment**

City Manager Michael Matthias provided a brief review of staff's work over the last month including working closely with the consultants to finalize an RFQ which will be going out soon. Once a developer is chosen, there will be additional work on the Marina steps and buildings north of the steps such as a hotel and other retail. He stated there is an astonishing amount of private interest thanks in part to the previous work and planning that has already occurred.

**3. Waterfront Food Pod**

CM Matthias introduced Ashley Young, Events and Facilities Manager to present information about the Waterfront Food Pod Program. Manager Young shared a PowerPoint (see agenda packet) that outlined the history of the use of food trucks at the Marina, the details of this current program, the benefits and challenges, and directions on how vendors can participate. She explained that the program will focus on the Marina area, and could possibly expand to the Beach Park and other City properties such as Redondo or the Senior Activity Center. The Committee had an opportunity for questions and discussions including:

- Existing maps label six appropriate locations at the Marina
- City of Des Moines Business License and Des Moines Municipal Code details

- Marketing ideas

The Committee extended their support and appreciation of this effort.

Adjourned at 4:37 p.m.

Respectfully submitted by,

Jodi Grager, Public Works Administrative Assistant

# Memo

**Date:** July 8, 2021

**To:** Council Economic Development Committee

**From:** Eric Lane – Planner II  
Denise Lathrop, AICP – Community Development Manager  
Susan Cezar, LEG – Chief Strategic Officer

**RE:** Legislative Update Re: HB 1220

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## **Purpose**

The purpose of this memorandum is to provide the Council Economic Development Committee with an overview of House Bill 1220; an act relating to supporting emergency shelters and housing through local planning and development regulations, which will be effective July 25, 2021. There are impacts to our local zoning code and long-term planning policies that will need to be addressed, with some deadlines as soon as September 30, 2021.

## **Background**

The passing of HB 1220 resulted in a number of changes to how cities implement some of their local housing policies and development regulations. Starting July 25<sup>th</sup>, “a city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed.”

Additionally, by September 30, 2021 cities must allow indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed. An exception is provided for cities that have adopted an ordinance authorizing indoor emergency shelters and housing in most zones within one mile of transit. There is also language that allows reasonable occupancy, spacing, and intensity of use requirements for these sites.

There are a number of changes to definitions and additional terms to add to our housing policies:

- “Plan for and accommodate” is a new phrase that has replaced “encourage” concerning the affordable housing supply in our community. Indicating a requirement to be more targeted and direct with our affordable housing policies.
- Long term planning changes include:
  - Addressing a broader range of incomes, specifically moderate, low, very low, and extremely low-income households;
  - Defining emergency and permanent supportive housing;
  - Detailing our documented programs addressing housing; and
  - Detailing our anti-displacement efforts.

The section related to accessory dwelling units was vetoed, but for a technicality that was not caught during the progression of the bill approval. It is likely that section this will be reintroduced in future legislation and would have impacts to our current code. A few of those changes include:

- Removing owner occupancy restrictions related to accessory dwelling units;
- Reducing our minimum gross floor area requirements to match the state building code;
- Increasing our maximum gross floor area to 1000 square feet or 60 percent of the principal unit, whichever is greater, or that exceeds 1,200 square feet; and,
- Allowing existing structures to be converted to accessory dwelling units, even if they violate current code requirements for setbacks and lot coverage.

Staff intends to bring forward a draft ordinance for a public hearing and Council consideration prior to the September 30, 2021 deadline.

**Direction**

Staff requests the Committee's input and direction related to the proposed amendments prior to presentation to the full Council.