
Others present were City Manager Barkley; City Attorney Pidduck; Community Development Director Witkowski; Deputy Clerk Keno; and approximately 15 members of the audience including members of the Downtown Task Force, Landmarks & Design Commission and Planning Commission.

DEVELOPMENT OF REGULATIONS FOR IMPLEMENTATION OF COMPREHENSIVE PLAN

The purpose of the study session is to discuss the two options for implementing general commercial development and provide direction to staff on Council’s preferred method.

Community Development Director Witkowski outlined the two main approaches to implementation of general commercial land uses—a traditional zoning classification or an individualized review of site development leading to a site development plan.

The Traditional Zoning Classification Approach begins with a legislative action resulting in the development of a separate zone category with development standards, permitted and conditional uses, cross-referencing other development standards existing in the City Code.

The Individual Site Approval approach involves approval of certain categories of land use for a specific site, conditioned upon the development of an approved site, building and phasing plan. Development of the process and standards to be used would be a legislative process, however, approval of a specific application would most likely be a quasi-judicial decision of the City. The underlying zoning of a site would apply under the current regulations and standards. However, additional land uses would be allowed subject to a public review and City approval of a complete development plan. The additional named land uses allowed would include those not otherwise allowed under the underlying zoning.

Staff recommends the conditional use process which includes a comprehensive set of standards and is reviewed and approved by City Council as the option for implementing general retail commercial uses. The new Comprehensive Plan elements related to general commercial land uses clearly indicate the need for an individual site approval process for general commercial uses. The desire for resulting development to provide a high level of architectural quality, safe and convenient access and circulation of all modes of travel, good integration of both uses to the site and to the sites larger surroundings require far too much pre-design detail and interpretative review for the use of a traditional zone designation.
Site and building elements such as buildings, parking, landscaping, site characteristics, signage, lighting, management documents and decision making process could be accompanied by a separate dimensional or descriptive standard. These standards would describe the features that would need to be present in an approved site plan.

Council asked questions of staff. Martin Kaatz, Downtown Task Force member, and George Boettcher and Doug Mitchell, Planning Commission members, addressed the Council.

Council discussed the transportation element of the comprehensive plan as it ties in with the development regulations.

Timothy Bishop, Ellensburg Downtown Association Director, requested a definition for regional retail along with minimum footprint and minimum storefront sizes.

After lengthy discussion, Council consensus was for staff to provide draft language for a site approval approach along with a proposed timeline for accomplishing the development regulations. Staff will have this information for Council at the April 16, 2007 meeting.

**ADJOURN** Adjourn at 9:13 p.m. Carlson

Affirmed

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Mayor

ATTEST: ______________________________

City Clerk