Councilmembers Present: Barry, Bassett, Carlson, Lillquist, Niner, Perrie and Mayor O'Brien.

Others present were City Manager Barkley; City Attorney Pidduck; Community Development Director Witkowski; Deputy Clerk Keno; and approximately 30 plus members of the audience.

GENERAL COMMERCIAL LAND USE - DISCUSSION OF IMPLEMENTATION STANDARDS

The purpose of the study session is to give Council an opportunity to review and discuss draft implementation standards for the General Commercial Land Use designation. In addition to the agenda packet, Council received at the meeting a document entitled "Final Draft 4-25-07 Proposed Revisions to Include Regional Commercial Use, Chapter 13.22, Tourist Commercial Zone (T-C), CT & CH.

Community Development Director Witkowski presented a recap of the agenda report including 1) direction and specific elements that need to be reflected in development standards for general commercial land uses as set forth in the City's newly adopted comprehensive plan; 2) draft dimensional and descriptive standards to try and achieve a number of design principles; 3) a staff recommended list of dimensional and descriptive standards for consideration in implementing general commercial land uses; and 4) elements currently contained in the City's code provisions for new major commercial development.

Council questioned staff regarding the existence of conditional uses for restaurants and retail stores.

Council listened to public comment from the audience.

Martin Kaatz, 309 N. Poplar, speaking on behalf of the Downtown Task Force, and individually, spoke about shared parking, facades and signs. He is opposed to the 50 acre minimum size zone and encourages a residential mix.

Council asked further questions of staff.

Larry Nickel, 317 ½ North Pearl, speaking individually and on behalf of the downtown Ellensburg business owners, said staff is proposing two new City Centers. The objectives and process of the Growth Management Act (GMA) are not being followed. The Council is making decisions based on sales tax income/revenue. Community mitigation procedures such as limiting maximum and minimum square footages, community impact assessments and benefit agreements should be included in the regulations. Mr. Nickel presented documents to the City Clerk on big box mitigation and requested


copies be provided to the Council.

Timothy Bishop, Executive Director, Ellensburg Downtown Association, 103 E. 4th, stated there is still no definition of what "regional retail is"; the draft standards say "general commercial".

He submitted a handout and spoke about regional retail and demand analysis. The EDA believes the amount of land designated in the current comp plan as allowable for regional retail cannot be supported by the local economy without predation of existing businesses/customers within the community. This is a gross oversupply of commercial real estate. It is economically imperative that the Council adopt a definition of regional retail that insists this development to be regional in nature and in size in an effort to ensure that the sales generated are new or newly retained dollars into the community and not dollars pilfered from existing commercial districts. The EDA wants a minimum 10,000 square foot leasehold storefront within any regional retail development as well as a cap of 100 acres on the amount of land that can be rezoned under this new classification until such time as there is economic data showing market capacity to support additional retail development.

Ron Criddlebaugh, Director, Ellensburg Chamber of Commerce, 609 N. Main, stated the City cannot be business friendly by having overly restrictive ordinances and codes that will discourage businesses and investors from coming into the community.

Roger Weaver, 1217 Radio Road, stated the direction of this development will be dictated by the needs of the customer not the land. Protecting the downtown is not working. The revenue from regional shopping is what is going to help the downtown.

Christopher Schmidt, 570 Naneum Road, owner of K-Valley Computers, 301 N. Main, spoke about the cost of trying to rehab a downtown building from a business owner's standpoint.

Colin Conduit, 215 E. 9th, spoke about the lack of a critical areas ordinance, hydrology, livable values and planning for growth.

Reed Larsen, 102 N. Mt. Stuart Drive, stated Ellensburg should look at cities that have encouraged business growth. Overregulation kills incentive and growth and development. Good jobs will come from growth in the business climate and in the business community.

Danielle Martinez, 1508 N. "B" Street, representing the Associated Student Body of CWU and its Board of Directors, extended support for retail development which is a student need in the community.

No additional public comment was given.

Council asked questions of staff and discussed the two alternatives.

Consider the Proposed Revisions to Include Regional Commercial Use Chapter 13.22 Carlson
Tourist Commercial Zone (T-C) as the Final Draft dated 4-25-07 as the guidelines and development and to direct staff to distribute for review to the various boards and commissions the proposed revisions for comments at the May 14 special meeting.

Further Council/staff discussion.

Councilmember Carlson re-stated her motion to read as follows:

Consider the Proposed Revisions to Include Regional Commercial Use Chapter 13.22 Tourist Commercial Zone (T-C), CT & CH as the Final Draft dated 4-25-07 as the guidelines and development and to direct staff to distribute this document to the various boards and commissions for review and to bring back the comments from the boards and staff at the May 14 special meeting.

Additional Council/staff discussion. Council requested a copy of the mitigation list referenced by speaker Nickel for review at the May 2 meeting. Mitigation incentives were discussed.

Council discussed having the City Attorney review the revisions and report back to Council prior to dissemination of the revisions to boards and commissions.

Amend the motion to read as follows: Carlson Carlson

Consider the Proposed Revisions to Include Regional Commercial Use Chapter 13.22 Tourist Commercial Zone (T-C), CT & CH as the Final Draft dated 4-25-07 as the guidelines and development and to direct staff only to review this document and bring back comments at the May 14 special meeting.

Council consensus was to use the May 2, 2007 special meeting to review and discuss the list of 17 dimensional and descriptive standards detailed in staff's April 23, 2007 agenda report. Council requested staff provide copies of the "Final Draft 4-25-07 Proposed Revisions to Include Regional Commercial Use, Chapter 13.22" for distribution at the May 2 meeting.

Vote on motion as amended. Affirmed

ADJOURN Adjourn at 9:30 p.m. Carlson

Affirmed

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Mayor

ATTEST: ---------------------------------------
City Clerk