GENERAL COMMERCIAL LAND USE - CONTINUED DISCUSSION OF IMPLEMENTATION STANDARDS

The purpose of the study session is continued discussion of draft implementation standards for the General Commercial Land Use designation.

Council agreed to use staff's "Revised City Council Working Draft #2 (5/2/07)" as the starting point for discussion.

Councilmembers Lillquist and Niner and Mayor O'Brien handed out written comments and the comments and concerns were discussed by Council and staff.

Motion for Section 13.22.040(3.e) to request staff draft language to prohibit general Lillquist commercial uses of less than 5,000 square feet in the RC area except that any use of any size that is allowed in the Tourist or Highway Commercial Zones are allowed in the RC area. Barry (no)

Bassett (yes)
Carlson (no)
Lillquist (yes)
Niner (yes)
Perrie (no)
O'Brien (no)

Motion defeated.

Motion to strike the language under Section 13.22.040 (3.e): "There are no maximum Lillquist or minimum sizes for individual buildings for the uses that are part of a regional retail
commercial development." Affirmed

Motion to strike the following language in Section 13.22.040 (3.c): "or subsequent Lillquist phases of development". Affirmed

Motion to strike (f) from Section 13.22.040 (3): "The proposed development location Lillquist must be served by adequate road and utility infrastructure to support the proposed regional commercial development, or such infrastructure capacity shall be provided before the construction of any phases of the development. To the extent that additional infrastructure is necessary, it must be provided by the applicant or owner of the proposed development." Affirmed

Motion to add language proposed by John Akers to 13.22.40 (3.g): "For the purpose of Lillquist adequacy review, the area to be served must provide multiple access roadways. At least one access point must connect to a major arterial, and a minimum of three additional roadway access points must be provided. Access to the project should be distributed evenly around the project site to avoid concentration of traffic at a single access point. Compliance with this standard does not release the developer from other requirements that may be imposed for emergency response or fire access" and move that language to design standards. Affirmed

Motion to strike the words "and visibility" from 13.22.40 (3.g). Lillquist Affirmed

Motion to move 13.22.040 (3.h) to the design review section. Lillquist

After further discussion, the motion was withdrawn.

Motion to strike 13.22.040 (3.h): "The proposed development and access will not Lillquist adversely impact residential areas". Affirmed

Motion to add the following language to 13.22.140: "including mechanical Lillquist equipment attached to the building". Affirmed

Motion to limit the size of any new buildings to 150,000 square feet. Niner

Defeated (Niner-yes; Barry, Bassett, Carlson, Lillquist, Perrie, and O'Brien - no)

Motion to request staff add language of an upper limitation of 1,000,000 square feet Lillquist of regional retail commercial development be allowed in the community. Affirmed
Motion to remove the reference in Section 13.22.20 to "incompatible O'Brien non-tourist uses". Affirmed

Motion to schedule a special meeting and public hearing on June 25, 2007 after O'Brien receiving the recommendations from boards and commissions. Affirmed

Council further discussed requesting the Landmarks and Design Commission review the design standards related to transit; "over parking"; roof lines; and perimeter landscaping buffer.

The meeting scheduled for May 17, 2007 was canceled.

**ADJOURN** Adjourn at 10:10 p.m. Carlson

Affirmed

_________________________________  
Mayor

ATTEST: ____________________________

City Clerk