ROLL CALL was answered by Councilmembers Barry, Bassett, Lillquist, Perrie and Mayor O'Brien

Councilmembers Absent: Niner; Carlson

Others present were City Manager Barkley; City Attorney Pidduck; Community Development Director Witkowski; Associate Planner Eyerly; Deputy Clerk Keno, and sixteen members of the audience including members of the Landmarks and Design Commission.

DISCUSSION ON THE PROPOSED DESIGN STANDARDS RELATED TO REGIONAL RETAIL DEVELOPMENT

The special joint meeting with the City’s Landmarks and Design Commission was called to order by Mayor O’Brien at 7:00 p.m. The purpose of the joint meeting is discussion of design standard elements prepared and recommended by the Commission for regional retail commercial development.

Members of the Landmarks and Design Commission were introduced: Margaret Fischer, Chairperson; Bill Amo; David Wheeler; Anne Denman; Frederick Krueger and David Cross.

Ms. Fischer advised the Commission is working from a red-lined copy of a document submitted by Steve Merwick, Western Cities, Inc., developer for the Lamb Family, entitled “IV-F. Design Standards For Regional Retail Commercial Development”. Copies of this document were made and distributed to Council and staff at the meeting. Also distributed at the meeting was a draft of the proposed regional retail commercial ordinance entitled “8-10-07 Draft With Revisions from 8-9-07 Meeting. This document contains the revisions made by Council at the August 9, 2007 special meeting. Chairperson Fischer reported the Commission is very close in agreement with the red-lined comments to the standards contained in Mr. Merwick’s document. The Commission has some re-organizational suggestions for the standards as well.

Councilmember Perrie pointed out what Council is doing tonight is for the entire regional retail commercial zone and has nothing to do with any proposed project at the West Interchange or the South Interchange. The standards are intended to address the long term needs of all development whether it occurs in the identified boundaries of the West Interchange or the South Interchange. While some of the standards may not be applicable at this time they may be in the future.

Council and Commission members reviewed the standards sequentially by number and discussed standards/comments needing clarification/revision and Council provided direction as follows:
Site Planning:

F-1 Council consensus to remove the “view corridors” language from the Standard and the comment.

F-3 Remove the parenthetical language (such as the railroad, I-90, etc.) and replace with “on development site.”

F-4 Discussion of adding adjustments to buffering to fit variable uses. City Attorney Pidduck advised the arbitrary standards language suggested by Mr. Merwick could not pass any type of court challenge and without a rational basis the City could be subject to a “taking.” Council requested the Commission revise this standard.

F-5 Discussion of comment re: welcoming gateway. State laws need to be considered in addition to local group participation. The Commission will add cooperative language about state laws and standards. Suggested language was: “subject to City, State and Federal ordinances.”

F-8 Council consensus to remove the external/internal phasing action from the comment. The comment section will require illustrations.

F-10 Council consensus to remove the stricken language from the Standard as indicated.

Landscaping:

F-24 Revise the Standard to remove the word “buffer”. Add the Comment only from the Merwick document.

F-25 Council would like more language about screening, or alternatively, illustrations.

F-28 Add language specifying the City of Ellensburg street tree list to the Standard.

Strike the words “particularly in the vicinity of the historic downtown” from the comment section.

Parking Lots & Structures:

F-36 Discussion of overflow parking, ADA and handicapped parking requirements with developer’s architect Travis Ness of Helix Design Group. The Commission will work on language for overflow parking. Move “Landscape and screen surface parking areas visible to the public” to Standard F-40.

F-37 Discussion of landscaping islands and their impacts on snow removal. Add Mr. Merwick’s suggested language for “a ratio of 24 square feet of landscaping per parking stall and other landscaping may not count toward that total.” Staff suggested revising Mr. Merwick’s Comment to read: “Consider creatively combining some landscape islands to produce larger landscape areas distributed throughout a parking field.” The Commission will revise this Standard.

F-39 Delete this Standard.

F-42 Modify Standard to read as follows: “Landscaped medians are encouraged where access and traffic allow.”


Chairperson Fischer suggested creating a separate code for Exterior Lighting that would include standards that apply for all types of development. Council consensus was to plan this for the future and to include consideration of other agency regulations in the document.

Architectural Design:

F-60 Discussion of roof configurations.

F-64 Discussion on commercial building facades. The Commission rejects Mr. Merwick’s recommendation to insert the words “multi-story.” It should look like a two story rather than a one story building. Council requested the Commission clarify this Standard as well as Standards F-65 to F-70.

F-69 Move this Standard to F-63 and group roofs and walls together.

Operation Facilities & Mechanical Equipment:

F-81 Move this Standard to Architectural Elements and Materials. Standard F-82 could be included under Landscaping. The Commission has the latitude to insert this Standard where it is more appropriate.

Commercial Signage:

Lengthy discussion. The Commission feels a separate design code is needed for commercial signage in the future. The City will need a different kind of sign code for different areas or need to create a chapter with separate parts to it.

The Commission will draft some language incorporating language proposed to be stricken from the proposed Standards and include that language as consideration/ explanatory comments. Touch fell and hold will be numbered and the others will be clarifiers.

Council/staff discussion. Staff advised the Police Chief is interested in reviewing site plans for security reasons as a public safety issue but not codifying it as a role of the Police Department.

Council listened to public comment from the audience.

Martin Kaatz, 309 N. Poplar, speaking in part for the Downtown Task Force, stated the new ordinance
should include a clause requiring that existing signs due for replacement must adhere to the new ordinance. He also discussed parking, impervious surfaces and suggested a narrative of intent for the design standards.

Council and staff discussed the timeline and process for preparation of the final draft ordinance and public hearing. Council consensus was for the Landmarks and Design Commission to prepare a final draft of the standards based upon the revisions discussed this evening and forward it to legal staff for preparation of a draft final ordinance.

**ADJOURN** Adjourn at 10:05 p.m. Barry

Affirmed

_________________________________
Mayor

ATTEST: ___________________________

City Clerk