CITY OF ELLENSBURG
Minutes of Council Meeting, Special Session
Date of Meeting September 19, 2007
Time of Meeting 7:00 p.m.
Place of Meeting Council Chambers, 501 North Anderson Street


Excused absence: Councilmember Carlson.

Others present were City Manager Barkley; City Clerk Reno; Community Development Director Witkowski; and approximately eight members of the audience.

SET JOINT MEETING WITH THE BOARD OF COUNTY COMMISSIONERS

Motion to set a special meeting with the Board of County Commissioners on Monday, October 8, 2007 at 6:00 p.m. at the Council Chambers to discuss Urban Growth Area development regulations agreement and related issues. Affirmed

REVIEW OF THE PROPOSED ORDINANCE RELATING TO DEVELOPMENT OF GENERAL RETAIL COMMERCIAL LAND USES

Several audience members spoke regarding the proposed ordinance relating to development of general retail commercial land uses.

The City Council made the following modifications to the proposed ordinance relating to development of general retail commercial land uses:

Page 2: Section 1.45.460.5.C: Regional retail commercial projects require a review and approval of permitted use criteria in Titles 1, 4, and 13...

Page 7: Section 1.45.540.8: These standards are supplemented and further defined or explained by that document entitled “Design Standards for the City of Ellensburg,” a copy of which is attached and by this reference, is incorporated herein as if set out in full. A copy of this referenced and adopted document which shall be maintained in the office of the city clerk for use and examination by the public.

Page 7: Section 1.45.540.8.F.i. - label the clarifiers under (i.) and delete “rather than destroy”.

Page 8: Sections d and e – the titles should not be italicized.

Page 11: 2.b.i. - delete “Increasing privacy and security through screening and/or sharing”.

Page 15: 3.b.iii – change “shall” to “should”; change third paragraph to iv. and the fifth paragraph to v.
Page 18: 5.b.iv – The roofline of buildings should be modulated to avoid the appearance of large areas of flat roof and should include interesting architectural features. Consideration should be given to the appearance from nearby hillsides.

Page 18: 5.b.vii – (see F.1 (f)).

Page 21: 6.i – Strike “The following should be considered when creating the site plan” and take out the language after the first paragraph.


Page 24: Section 13.22.020 – In addition, specific areas of the T-C zone which have a Comprehensive Plan designation of General Commercial may have regional retail commercial uses if the regional retail commercial development criteria in this ordinance Titles 1, 4, and 13 are met.

Page 25: Section 13.22.040.3.a; Page 27 – Section 13.24.040.3.a; and Page 29 – Section 13.25.020.a – The proposed development contains a minimum of one hundred thousand (100,000) square feet of enclosed gross floor area of commercial uses provided that at least 50,000 square feet must be constructed in one retail commercial storefront for and used by one retailer.

Page 30: Section 13.25.070.A – change “Type of Permit” to “Application Review”.

Section B – Within 5 years after the date of regional retail commercial master site plan approval, a complete building permit application shall be submitted for no less than 100,000 square feet...

Section C - …to the extent that procedural requirements allow for simultaneous processing.

Page 31: Section 13.25.070.E – …unless 50 percent or more of the on-site work has been completed commenced on all phases.

Page 32: Section 13.25.080.G – Plans drawn to a scale no smaller than one inch equals 30 feet appropriate for the size of the project and approved by staff…

Page 32: Section 13.25.080.K – Change “general” to “master” in the last sentence.

Page 33: Section 13.25.100.7 – add a “timely” recommendation.

Motion to forward the changes made tonight to staff to complete a proposed ordinance. Bassett Affirmed

Motion to set a public hearing for October 17, 2007 at 7:00 p.m. in the Council Chambers Barry for reviewing the ordinance relating to regional retail. Affirmed
ADJOURN

Motion to adjourn at 10:21 p.m. Barry
Affirmed

_________________________________
Mayor
ATTEST: ____________________________

City Clerk