

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

March 16, 2000

The regular meeting of the Des Moines City Council was called to order at 7:32 p.m. by Mayor Thomasson in the Council Chambers, 21630 11th Avenue South, #B.

ROLL CALL - Present: Mayor Scott Thomasson, Mayor Pro Tem Bob Sheckler, Councilmembers Terry Brazil, Gary Towe and Don Wasson. Absent: Councilmembers Dave Kaplan and Dan Sherman. [ED NOTE: Motion to excuse was made later in the meeting.] Also present were City Manager Bob Olander, City Attorney Gary McLean, Community Development Director Judith Kilgore, Planning Manager Corbitt Loch and City Clerk Denis Staab.

DISCUSSION ITEM:

Pacific Ridge Neighborhood Improvement Plan

Community Development Director Kilgore advised Council that the primary objectives this evening will be to complete review of permitted/prohibited land uses, and begin discussion on the design guidelines.

Permitted/Prohibited Land Uses

Planning Manager Loch called Council's attention to the packet material showing a summary of proposed uses with changes recommended by the Planning Agency shown in bold, strikeout or underline.

Upon questioning by Council, Planning Manager Loch informed Council that the Planning Agency, while not always in complete agreement on the permitted/prohibited land uses, had some great discussions while encountering the same issues and problems that Council has faced. This mainly involved specific uses already in existence and how they would be impacted.

Mayor Thomasson questioned whether "fast food" restaurants is well enough defined. In response, Planning Manager Loch referenced the North American Industry Classification System. He advised that fast food is where you normally order and pay first, then eat. And full service is normally where you sit down and order, eat and then pay.

Mayor Thomasson commented that he felt the non-conforming issue needs to be expanded with a more defined transition. He felt that there are too many "gray" issues and perhaps existing businesses should be allowed some room for expansion.

Planning Manager Loch remarked that non-conforming uses do not necessarily become run-down. He noted that generally the use can continue and be sold. However, if the non-conforming use is inactive for 6 months, then the use is lost.

City Manager Olander suggested that if Council relaxes the expansion issue on non-conforming uses, it would not encourage those uses to go away and would be detrimental to achieving Council's vision for the area.

Planning Manager Loch informed Council that he has had some positive comments from business owners in the area. He noted that one major owner he talked to is very supportive of the

proposed plan and sees the benefits and potential as positive for eventual redevelopment in the future.

Upon questioning from Council as to involvement and input from the Chamber, Planning Manager Loch stated that Des Moines Chamber of Commerce was present at the Open House held by the Planning Agency. He further noted that the Midway Merchants Association has expressed strong support of the proposed changes and had hoped that the area would be expanded further south.

Mayor Thomasson expressed hesitancy in allowing mixed use in the C1 area, south of South 216th Street. He would prefer to see it kept as commercial only.

Water Main Break

City Manager interrupted the discussion to report to Council that there has been a major water line break at 16th Avenue South and Kent-Des Moines Road. He reported that there was some delay in contacting emergency crews at Highline Water District. He advised that some lower units of the Whispering Brook Apartments have been flooded and the Red Cross is on the scene to help relocate those families that have been evacuated.

Council requested that the City Manager furnish them with a full report when all the details become available.

Pacific Ridge Neighborhood Improvement Plan - Continued Discussion

Planning Manager Loch introduced Dave Boyd and John Owens, consultants with Makers.

Mr. Boyd distributed written material to Councilmembers entitled "Pacific Ridge Design Guidelines". He proceeded to provide a brief overview of the document highlighting some of the following purposes:

- To improve the over all quality of development.
- Help to ensure a smooth transition between existing uses and new uses.
- Provide clear direction to potential developers for desired type of developments
- Help set basic principals of desired designed elements.

Mr. Boyd proceeded to show, with the use of view foils, some of the visual preferences that were produced as a result of the public open house and a visionary workshop held with staff. The images represented commercial, street-scapes, mixed uses, along with various roof designs, and exterior usage of materials.

Upon questioning by Council, Mr. Boyd noted that the design guidelines will encourage carry-through of the street theme created by the Pacific Highway 99 Redevelopment Project. Planning Manager Loch stressed that a theme per se, will not be emphasized, but high quality building material, low signage, use of colored concrete at driveways, etc. will be highly stressed for an over all quality appearance to the area.

Community Development Director Kilgore stressed that the purpose of the final approved Design Guidelines will be to inform developers of items that they will need to incorporate if they want a project approved. She further advised that the guidelines will in particular provide 1) very clear guidance for Administrative use, and 2) be very clear to potential developers as to what they must comply with. She advised Council that this document is a first cut. Council is being asked to review the document and offer refinements at the March 21st study session. She reminded Council that this will be an evolving document to be built upon.

City Manager Olander reminded Council that the goal is to have minimum zoning regulations and design standards for interim use by the end of March. He noted that SEPA and traffic issues can be continued.

It was suggested that the word "Guidelines" be changed to "*Standards*" and that the language within the document be strengthened.

Mayor Thomasson stated that he would be uncomfortable adopting any kind of design standards that are not in final form, and if they should be adopted at this time, he would want a built in expiration date. He advised that he would prefer waiting until a transportation plan has been completed. He stated his preferences in the following order: 1) extend moratorium another 6 months, 2) let moratorium expire or, 3) adopted interim controls.

City Attorney McLean and City Manager Olander strongly discouraged letting the moratorium expire without adopting interim controls. City Attorney McLean noted that Council cannot extend the moratorium a third time, so that is not an available option.

Councilmember Brazil stated that he felt Council has made progress and has a good idea of what it wants for this area. He felt it was best to adopt interim controls and amend or add to the few areas that have not been completed. He questioned Mayor Thomasson on what he felt needed to be completed before he could accept an interim plan.

Mayor Thomasson stated that the light rail right-of-way needs to be clearly noted and that a complete neighborhood plan should be in place.

City Attorney McLean reminded Council that with an interim plan in place all major developments would come to Council for final approval.

After further discussion, City Attorney McLean suggested that he could prepare an ordinance that would adopt the permitted uses for the area for Council's consideration. This would allow development to continue with a clear picture of what is allowed. Council's consensus was this would be acceptable.

Excused Absences

MOTION was made by Mayor Pro Tem Sheckler, seconded by Councilmember Brazil and passed unanimously, to excuse Councilmembers Kaplan and Sherman.

NEXT MEETING DATE

Mayor Thomasson reminded Council that the next meeting will be a special study session on Tuesday, March 21, 2000 at 6:30 p.m.

ADJOURNMENT

Meeting adjourned at 9:22 p.m.

Respectfully submitted,

Denis Staab, City Clerk