

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

March 21, 2000

The special meeting of the Des Moines City Council was called to order at 6:38 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, Dave Kaplan, Dan Sherman (arrived at 6:48 p.m.), and Gary Towe. Absent: Don Wasson (out of town). Also present were City Manager Bob Olander, Assistant City Manager Tony Piasecki, City Attorney Gary McLean, Community Development Director Judith Kilgore, Planning Manager Corbitt Loch and Deputy City Clerk Angela Chaufy.

MOTION was made by Councilmember Kaplan, seconded by Councilmember Brazil and passed unanimously to excuse Councilmember Wasson from attendance.

DISCUSSION ITEM

Pacific Ridge Neighborhood Improvement Plan

Planning Manager Loch introduced consultants Rick Sepler and David Boyd. He said that the consultants would lead Council in a review of the proposed design guidelines for Pacific Ridge. Upon questioning from Councilmember Towe, Planning Manager Loch explained that the affordable housing incentives had been dropped from the revised draft zoning regulations.

At 6:48 p.m., Councilmember Sherman arrived.

In response to Mayor Thomasson's questioning, City Manager Olander asked that Council review the major concepts of the design guidelines and provide direction for staff.

Mr. Sepler said that the purpose of the design guidelines was to define the broad wishes of Council. He asked them to submit comments regarding the specific wording to staff or to the consultants. Mr. Sepler explained that the guidelines would be used to identify key concepts for area developers, allow for correction of off-base conceptual plans during the pre-application meeting, and focus specific project review.

Through discussion, Council recommended the following revisions to the proposed guidelines as provided in their packet:

Part II – Design Objectives

1. Neighborhood Identity and Defining Characteristics

Mayor Thomasson suggested that the bullets be worded as complete sentences rather than prepositional phrases so as to clarify their meaning and purpose.

In regard to the last bullet, Mayor Thomasson expressed concern with the use of the term "pedestrian oriented". As the area was located along a seven-lane highway, he felt that the neighborhood itself was not oriented toward pedestrians but had pedestrian activities contained within it.

Mayor Pro Tem Sheckler suggested that “pedestrian oriented” be changed to “pedestrian friendly”.

Mr. Sepler confirmed that “pedestrian friendly” accomplished the intent of the bullet.

2. Quality Built Environment

No recommendations or concerns voiced.

3. Pedestrian Environment

In response to Mayor Thomasson’s questioning, Mr. Sepler explained that the element sought to provide for public access and aesthetic beauty in the area.

No recommendations or concerns voiced.

4. Neighborhood Integration and Separation

Councilmember Towe asked that stronger language be developed to encourage people to walk in the area.

In regard to Figure 1.H.3, Mr. Sepler explained that mixed use could be vertical or horizontal. He questioned whether topography should be used to separate commercial from residential areas.

Community Development Director Kilgore confirmed that if Council wanted to allow horizontal mixed use, staff would revise the current definition.

Mayor Thomasson felt that the objective was contrary to the existing zoning map as it defined the area as commercial only.

Planning Manager Loch suggested that the word “maximize” be changed to “consider” or “utilize”.

5. Public Health, Safety and Welfare

Council asked that the document define CPTED (Crime Prevention through Environmental Design).

6. Other

Councilmember Kaplan suggested that the objectives include a section regarding economic development.

Mr. Sepler said that a bullet stating the intention to promote design that would enhance the economic development of the area could be added to Section 1.

Part III – Design Guidelines

1. Site Design

A. Site Design Concept

In regard to proposed Design Guideline A.1.c, Mayor Thomasson noted that the city did not have a tree preservation ordinance nor had council discussed the topic.

Mr. Sepler stated that the guideline was not a requirement but an issue that would be looked at during project review.

Mayor Thomasson and Mayor Pro Tem Sheckler felt that the item should be deleted.

Community Development Director Kilgore informed Council that an applicant could appeal staff's decision to the Hearing Examiner.

In regard to Design Guideline A.1.i, Mayor Pro Tem Sheckler suggested that the word "respect" be changed to "consider".

Councilmember Sherman voiced his preference for the word "respect".

Mr. Boyd recognized that the issue of viewsheds required further Council discussion.

In regard to Design Guideline A.1.g, Mayor Thomasson requested that service areas be separated from stormwater facilities.

Mr. Boyd agreed with Mayor Thomasson's suggestion.

B. Relationship to Street

In response to Councilmember Kaplan's questioning, Planning Manager Loch noted that frontage improvement, planting strip, and sidewalk requirements would be defined by the Capital Facilities Plan.

Mayor Thomasson questioned what incentives were being offered through Design Guideline 1. In regard to Guideline B.1.a, he asked staff to define "store front". He questioned whether the provision was encouraged or mandated.

City Manager Olander suggested that that the word "will" be changed to "shall".

Councilmember Brazil voiced agreement with the suggestion.

Mayor Thomasson requested that the document refer to existing standards to ensure its compliance. He also asked that the document be consistent when referring to the applicant, developer, or private property owner. Mayor Thomasson confirmed that the word "crosswalk" should be changed to "sidewalk" in the last sentence of the third paragraph.

In regard to Guideline B.2, Councilmember Towe asked that the language be strengthened to insure that corner development would not result in blank walls.

Mayor Pro Tem Sheckler noted that the guideline used the terms "must" and "encouraged". He asked that the language be consistent.

C. Street Corners

City Manager Olander confirmed that staff would assure compliance with existing site distance standards.

Mayor Thomasson asked that Figure 1.C.1 be revised to illustrate a building that would fit in the neighborhood. He suggested that circulation, access, and driveway guidelines for commercial and residential areas be separated.

At 8:27 p.m., Mayor Thomasson declared a ten-minute break.

In order to save time, City Manager Olander confirmed that Council could review the proposed intent statements tonight and then submit their written comments regarding the guidelines to staff. The comments would be incorporated into the document while identified, outstanding policy issues would be brought to Council for further discussion.

D. Continuity with Adjacent Sites

Mayor Thomasson recommended that the section explain that the first floor should be continuous.

E. Shared Facilities

Mayor Thomasson stated his agreement with the section's intents but said that he did not like the incentives listed.

F. Vehicular Circulation

In regard to the third bullet, Mayor Thomasson requested that either the word "redundant" or "duplicative" be deleted.

In regard to the first bullet, Councilmember Towe asked that pedestrians be emphasized more.

City Manager Olander suggested that the intent be worded in a more positive manner.

Councilmember Brazil suggested the addition of a new bullet stating that bus cutouts should be provided on Pacific Highway South.

Council concurred with Councilmember Brazil's suggestion.

G. Parking

Mayor Thomasson suggested that staff add a bullet regarding structured parking.

H. Pedestrian Connections

Councilmember Kaplan suggested that the section be tied in with planned pedestrian crossings.

Mayor Thomasson expressed concern that the fourth bullet seemed to only address retail. He suggested that the word "reduce" be changed to "minimize".

I. Pedestrian Amenities

Councilmember Towe recommended that references to Pacific Highway South area be changed to Pacific Ridge area.

Mayor Thomasson suggested that the word "residents" be added to the third bullet.

J. Open Space

In response to Mayor Thomasson's question regarding neighborhood park issues, City Manager Olander explained that the subject would be addressed in the Neighborhood Plan.

K. Site Design for Safety

Mayor Pro Tem Sheckler suggested that the last bullet be deleted.

Council concurred.

Mayor Thomasson recommended that bullets addressing fire related issues also be listed.

L. Siting and Screening for Service Areas

No recommendations or concerns voiced.

2. Building Design

A. Architectural Concept

No recommendations or concerns voiced.

B. Architectural Relationships

No recommendations or concerns voiced.

C. Building Elements, Details, and Materials

Noting that residential buildings could have different architectural details than commercial buildings, Mayor Thomasson asked that the intent statements identify the use of the building.

Mayor Pro Tem Sheckler asked that the third bullet from the bottom be deleted.

Council and staff concurred.

D. Pedestrian-Oriented Features

Mayor Thomasson suggested that the word "residents" be added to the last bullet.

E. Mechanical Equipment

Mayor Thomasson asked that staff add a bullet regarding telecommunication facilities.

Mayor Pro Tem Sheckler suggested that the word "reduce" be changed to "minimize" in both bullets.

City Manager Olander recommended that a bullet regarding the intent to wire facilities for modern telecommunications also be included.

3. Landscaping Design

A. Landscape Design

No recommendations or concerns voiced.

B. Planting Design

Mayor Thomasson suggested that the section also address public and private landscape issues such as maintenance.

Upon questioning, Planning Manager Loch explained that the Transportation Improvement Plan would include a list of desired trees.

4. Signs

A. Signage Concept

No recommendations or concerns voiced.

B. Sign Placement

No recommendations or concerns voiced.

C. Sign Design

No recommendations or concerns voiced.

Potential 3% Utility Tax Ballot Issue

City Manager noted that the deadline for placing an issue on the May ballot was the end of the month. He asked Council to consider whether the City should proceed with the proposed 3% utility tax ballot measure. He suggested that Council not put the issue before the voters as he felt that it would be defeated, would cost money, and would result in angering the citizens.

Mayor Thomasson, Mayor Pro Tem Sheckler, and Councilmember Brazil felt that the election effort would be futile.

Councilmember Sherman felt that the voters should decide the issue.

Councilmember Towe agreed with Councilmember Sherman and said that the effort and money involved were worth trying to preserve the services.

Councilmember Kaplan expressed his opposition to the 3% utility tax. He noted that even if the legislature allocated money to Des Moines, additional cuts would still be required as the funds would not come from an on-going source.

City Manager Olander asked that Council consider the matter and continue discussion at the March 30, 2000 Council meeting.

NEXT MEETING DATE

Mayor Thomasson announced that the next meeting would be Thursday, March 23, 2000

ADJOURNMENT

Meeting adjourned at 9:43 p.m.

Respectfully submitted,

Angela M. Chaufty
Deputy City Clerk