

**CITY OF BATTLE GROUND
STUDY SESSION MEETING MINUTES
March 27, 2006**

City Clerk Claire Warner called the roll. The following were:

- PRESENT:** Mayor John Idsinga, Deputy Mayor Sandra Barnes, Councilmembers Regan, Ciraulo, Reinhold and Ganley.
- ABSENT:** Councilmember Walters
- ALSO PRESENT:** City Manager Eric Holmes, Public Works Director / City Engineer Sam Adams, Chief of Police James McDaniel, Finance Director David Reeves, Community Development Director Brian Carrico, City Attorney Brian Wolfe and City Clerk Claire Warner.
- PRESS:** None.

Moved by Councilmember Ciraulo and seconded to excuse Councilmember Walters as she is ill. Motion carried unanimously.

Comprehensive Plan Annual Reviews and Development Code Housekeeping Amendments: Presentation

Community Development Director Brian Carrico explained that the Growth Management Act provides for yearly updates to Comprehensive Plans. He stated that updates can be major undertakings or minor land use or text changes to address specific issues. He then reviewed the process in which updates could be made.

Mr. Carrico said that the Planning Commission had met on February 22, 2006 and, after reviewing the proposed amendments, they felt that the list of potential amendments was acceptable and recommended that the Council approve the list for consideration.

Mr. Carrico then reviewed the potential amendments as presented in the revised March 27, 2006 memorandum to Council entitled, "Proposed Amendments to the Comprehensive Plan and Development Regulations":

- Land Use:
 - The City received one request to amend the plan and rezone a property designated Urban Low and zoned R7 to General Commercial from Tom Rosenlund. The property is located at 206 South Parkway, just south of the new office building and west of a new parking lot. Surrounding land use designations are commercial to the north and east and residential to the south and west.
- Development Regulations:
 - Mr. Paul Ocker is asking that the City extend the allowance for extensions of overhangs and other similar features into the front and side yards into the rear yards.

STUDY SESSION MEETING MINUTES

March 27, 2006

Page two

- Staff Identified Issues:
 - Condominiums are indicated as a conditional use permit in many residential zones. By state law condominiums are an ownership issue and not a land use issue. In addition, state law prevents local jurisdictions from imposing different regulations for condos if they are physically the same as other ownership types.
 - Currently, staff frequently encounters requests to modify site plans or other development approvals prior to the actual construction. However, the procedures ordinance does not provide for a process to review these requests. Staff would propose to add appropriate language to the code.
 - Boundary line adjustments (changing of existing property lines) are exempt from platting requirements but the City currently reviews them for consistency with zoning and other development standards. However, the code currently lacks any standards or process to review these. Staff would propose to add appropriate language to the code.
 - The setback and front landscape strip provisions conflict in a number of residential zones. Staff would propose to correct the conflict.
 - Landscape islands are required in parking lots at a ratio of one per seven spaces. The code does not specify their location and some lots are designed with a significant number of spaces without landscape islands. Staff would propose to clarify the code to require that islands be dispersed throughout the parking lot.
 - The residential district contains some specific design requirements for non-residential uses that have proven to be problematic in designing certain sites. Staff would propose to modify the requirements to address the issue.
 - Certain amendments to the Comprehensive Plan are forwarded to the examiner for a recommendation. Under the previous plan this was appropriate due to the combined plan / zone map which made the process quasi judicial action (with the adoption of the new two map system, plan amendment).
 - The Road Standards require alleys to be provided in certain situations and does not allow exceptions to the rule. Staff has encountered a number of situations where eliminating alleys would have been useful in achieving good design. Staff would propose to review this requirement to determine if more exceptions should be made.

Mr. Carrico said that the Council could accept the list of proposed changes, or add or remove potential changes from the list presented. He stated that staff recommends that the City Council review and discuss the potential changes and determine if the presented items should be considered for amendments.

There was discussion about the Paul Ocker request for allowance of extensions of overhangs and other similar features into the front and side yards into the rear yards.

City Manager Eric Holmes noted that an additional issue that should be added to the list is the request from the Benson's, who attended the last City Council, who requested that the Council review the height limitation relative to accessory structures being taller than the principle structure.

STUDY SESSION MEETING MINUTES

March 27, 2006

Page three

It was the consensus of the Council for staff to bring back additional information regarding the Benson request.

Commerce Parkway Development Agreement Amendments: Presentation

Community Development Director Brian Carrico said that this is before the Council tonight so that the potential amendments to the Commerce Parkway Agreement could be discussed. He reminded the Council that, on November 28, 2005, they reviewed the conceptual amendments and directed staff and the developer to produce draft amendments for consideration.

Mr. Carrico reviewed the proposed amendments:

- Elimination of the table from the agreement which outlines the extent of development allowed within each of non-residential phases.
- Elimination of any restriction on the type or amount of square footages with the exception of lands south of the village where there is a limitation on residential and any retail activity must be ancillary to the office or industrial activity.
- Residential on entire site cannot exceed the originally approved 275 residential units.
- The addition of up to 40 live/work or townhouse units south of Rasmussen Boulevard just east of the railroad tracks.
- Opportunities for the 2nd and 3rd floor residential within the core commercial area south of Rasmussen.
- Replacement of the PUD site plan with a revised version indicating the "village" and requiring that the project be constructed substantially similar to the plan.

Mr. Carrico said that the purpose of this agenda is to review the proposed changes with the Council prior to scheduling a public hearing. If the proposed changes are acceptable, staff will schedule a public hearing.

There was discussion on the railroad.

Mr. Carrico stated that a public hearing would be scheduled.

Fairgrounds Park Final Phase I Design: Presentation

Public Works Director / City Engineer Sam Adams stated that staff has been working in conjunction with consultants, Walker Macy, in the development of Fairgrounds Park Phase I. He said that now, since the project is currently at the 50% Development and Design stage, tonight would be a review of where the project currently stands.

STUDY SESSION MEETING MINUTES

March 27, 2006

Page four

Mr. Adams gave the following PowerPoint Presentation entitled, "Fairgrounds Park - 50% Development and Design":

- Fairgrounds Park - Phase 1
 - New Transformer
 - Electrical to 4-H
 - Water to 4-H
 - Temporary Sewer Storage Tank

There was discussion regarding the cost of providing temporary services to the 4-H building.

Mr. Adams stated that he would bring back a close estimate of what the cost would be to provide 4-H with services at the next City Council meeting.

Mr. Adams also said that he would let 4-H know that they need to provide a written program of how they have previously and currently utilize the building and how they plan to utilize the building in the future.

It was the consensus of the City Council to make a decision regarding the cost of providing temporary services to the 4-H building after reviewing the additional information that Mr. Adams would provide at the next City Council Meeting.

- Temporary C-Tran Driveway
- Removal of Utility Poles
- Left Turn Pocket
- Existing Driveway Remains
- Acorn Lights
- Tower Lighting
- Restroom
- Preliminary Design – December 2005
- Updated Skate Park Design

City Manager Eric Holmes said that the costs of this project would be before the Council under Administrative Reports at the next City Council meeting.

Little League Lease Renewals: Presentation

Finance Director David Reeves said that the Little League Lease for Fairgrounds Park will be expiring and a new lease has been prepared. He stated that the new lease is similar to the one that has been in place for the last five years. He said that the lease does not impose a rate change and then reviewed the rental rates as presented in the Council Packet. He added that the Little League has received a copy of the lease as well and a representative of the Little League is in attendance at tonight's meeting.

Mr. Reeves commented that, if there were no comments from the Council, a lease would be brought back before the Council for consideration.

There was discussion regarding health inspections of the concession stands.

STUDY SESSION MEETING MINUTES
March 27, 2006
Page five

Destination Retailer Design Standards: Presentation

Community Development Director Brian Carrico said that the purpose of this topic is to discuss the existing provisions of the destination retailer design standards in order to determine if additional standards should be considered. Mr. Carrico then reviewed characteristics of destination retailers with regards to size, typical building structures, sales, positive and negative impacts.

Mr. Carrico explained that the current municipal code regulates destination retailers by use and design, retailers are allowed in the commercial zones based on size. He said that because of the large size, these retailers are only allowed in the Regional Center Commercial Zone. He said that design standards are set forth in the commercial zones and address both site design and architecture.

Mr. Carrico detailed the basic elements of the current design standards:

- Parking located to the side or behind buildings;
- Building and entrances located on the street frontage;
- Pedestrian connections to and throughout the site;
- Ground floor of building must have windows on the street level and large facades must have variations in the building wall and architectural details; and
- Building over 100,000 square feet may be located back from the street with the following conditions:
 - Other buildings are constructed along at least 25% of the street frontage.
 - The internal circulation system is built to look like a public street.

There was discussion regarding overnight parking in destination retailer parking lots.

There was additional discussion regarding:

- Possible additional zoning.
- Building facades.
- Impacts of destination retailers on smaller businesses.
- Defining retailers in the municipal code.
- Reviewing other City ordinances, such as Lacey and Oakland, in order to determine the standards that they used when they had destination retailers come into the community.

It was the consensus of the Council to review all standards for a destination retailer's buildings, including, but not limited to the building materials that could be used to construct a destination retailer's building.

There was discussion regarding traffic impacts of destination retailers.

There was discussion about neighborhood associations having input on this topic.

STUDY SESSION MEETING MINUTES

March 27, 2006

Page six

CAO Wetland Provisions: Presentation

Community Development Director Brian Carrico gave a PowerPoint presentation entitled, "Community Development Department Wetland Review":

- Outline
 - GMA Requirements.
 - Existing Provisions.
 - Buffers.
 - Best Available Science.
 - Hearing Board Decisions.
 - Other Factors.
 - Summary.
 - Options.
- GMA Requirements
 - Wetlands must be designated and protected.
 - Best available science must be used.
- Existing Provisions
 - Protects wetlands from impact by:
 - General prohibition on wetland encroachment and fill.
 - Establishment of buffers surrounding wetlands.
- Buffers
 - Base buffer is modified based on the wetland function and adjacent land use.
- Best Available Science (BAS)
 - Wetlands need to be protected.
 - Buffers are necessary.
 - High quality wetlands require larger buffers.
 - Category I and II wetlands are difficult to replace.
 - Does not support wetland impacts.
 - Supports retention of even small wetlands.
 - Studies indicate a wide range of buffers.
 - Wildlife = large buffers
 - Water quality / quantity = smaller buffers.
- Hearing Board Decisions
 - BAS must be used.
 - If BAS is not in the record to support a lower level of protection it is not consistent with the GMA.
 - Where a range is provided by BAS, the lower range is consistent with GMA.
 - Individual impacts are acceptable provided there is no net loss of functions and values.
- Other Factors
 - Battle Ground Wetlands.
 - US Army Corps of Engineers.
- Summary
 - GMA and BS limit our ability to remove protections.
 - Individualized impacts are acceptable as long as the overall functions and values are maintained.
 - Ordinance allows for impacts with replacement.
 - Battle Ground has numerous areas of low quality wetlands.

STUDY SESSION MEETING MINUTES
March 27, 2006
Page seven

- Options
 - Ordinance Changes.
 - Wetland Management Framework Plan Concept.

There was discussion regarding buffers.

City Manager Eric Holmes clarified that the sunset provision would need to be removed and asked if the Council would like to pursue the Wetland Management Framework Plan Concept.

Mr. Carrico stated that the sunset provision would need to be removed this year, and staff will continue discussing the Wetland Management Framework Plan Concept.

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

John G. Idsinga,
Mayor

Claire A. Warner
City Clerk

Meetings of the Battle Ground City Council are recorded on audio tapes. These tapes are kept on file in the office of the City Clerk for a period of six (6) years.