

CITY OF ELLENSBURG	Minutes of Council Meeting, Special Session
Date of Meeting	October 11, 2010
Time of Meeting	9:00 a.m.
Place of Meeting	Council Chambers, 501 North Anderson Street

Councilmembers Present: Bottcher, Lillquist, O'Brien, Tabb.
Councilmembers Absent: Bassett, Elliott-excused, Miller

Others present were City Manager Barkley, Community Development Director Smith, Energy Services Director Titus, Public Works Director Akers, Projects Manager Witkowski, City Engineer Lyyski, Planning Supervisor Bailey, Planning Technician Johnson, Deputy Clerk Keno and three members of the audience.

Also present were Planning Commission members Hood, Miller and Berthon-Koch as well as consultants Yvonne Kraus, Nora Daley-Peng, Katie Spataro and Bob Bengford.

Move to grant excused absence for Councilmember Miller

Lillquist
Approved

Progress report on initial activities related to the recently initiated Energy Efficiency and Conservation Strategy and Land Development Code Update Projects.

The purpose of the special meeting is to receive an initial progress report from the consultants and to obtain feedback and input from the City Council and Planning Commission.

Director Smith advised those in town who were not personally interviewed were sent a survey in writing. Council requested copies of the two questionnaires used.

Bob Bengford, Makers, outlined the themes of the Land Development Code Update: 1) clear and predictable; 2) require pre-application meetings; 3) connectivity is important; 4) housing types flexibility; 5) consider density bonus; 6) encourage lot clustering; 7) promote compatible infill development; 8) street-based development frontage standards; 9) better streetscape design; 10) deemphasize garages; 11) update parking standards; and 12) energy efficient design.

The consultants summarized stakeholder and community feedback including identifying the stakeholder members contacted (Attachment B) as well as a synopsis of the community feedback on the Land Development Code Update (Attachment C) and Energy Efficiency and Conservation Strategy (Attachment D.) Key themes of the stakeholders were to remove development barriers, energy efficiency and conservation barriers and multi-modal transportation barriers. Sticky issues include isolated subdivisions, historic building redevelopment and encourage higher standards for private development. A community survey will be launched this week (Attachment E), and those survey results will be incorporated in the January, 2011 workshop. Council asked questions about the survey and would like it to include a reference to multi modal trails as well as a question asking the survey participants whether they reside inside or outside of the city limits. Council would also like to see a question about and crosswalks. Comments should be submitted to the consultants by October 14, 2010.

Council reviewed a Code Organization Comparison (Attachment F) as well as a Preliminary Draft Code Reorganization (Attachment G) prepared by the consultants. The current code is difficult to use and lacks consistency and clarity. The land development codes are scattered throughout the code. The consultant is proposing eight articles to create a single, unified land development code: 1) General Provisions; 2) Procedures; 3) Zoning Districts and Land Uses; 4) Community Design; 5) Project Design; 6) Subdivisions; 7) Environmental Standards; and 8) Definitions. The City's current street standards are located in the Public Works Development Standards and there will need to be ongoing coordination between Departments on these issues. In answer to Council inquiry, the sign code will fall under "Project Design." Some examples of Code Layout and Formatting (Attachment F) were reviewed. Director Smith indicated staff and the

consultants will work with Code Publishing to determine whether formatting changes and costs are manageable. The remainder of the current code formatting would remain the same.

The results of the draft Land Development Code Gap Analysis/Audit (Attachment I(i)) were reviewed. The purpose of the analysis is to identify gaps in the Land Development Code as a result of the implementation of the Comprehensive Plan. The comments and considerations are based on a combination of the consultant team's technical review, staff input, and stakeholder input received to date. Key strategies will be to: 1) create a single unified code with user friendly language and format; 2) emphasize a street-based system of development frontage standards to reinforce and enhance the character of Ellensburg; 3) update zoning district provisions to meet community objectives; and 4) update subdivision standards to promote compact and coordinated development (Attachment J). During the gap analysis process the consultant determined the City has a number of policies and regulations already in place that support green building in general, and energy efficiency and conservation specifically. The consultant's recommendations for 2011 code updates (Attachment K) for incorporating energy efficiency related strategies into the land development code update are:

1. Regulations that encourage mixed use and infill development;
2. Provisions that enhance vehicular and non-motorized connectivity;
3. Development standards that encourage energy efficiency, such as cottage housing and clustered developments, passive solar orientation, and solar access;
4. Revisions to existing density incentives to encourage high performance energy efficient design;
5. Provisions for small scale renewable energy systems: photo-voltaic (PV) and wind; and
6. Demonstration project provisions that allow code flexibility for high performance innovative projects.

Council took a break at 10:50 a.m. and reconvened at 11:02 a.m.

n was held on the code update structure and priorities.

Council and Commission members discussed the code update structure, priorities and schedule for the next steps. Council intends to provide the Commission with the draft non-motorized transportation plan for feedback. Some of the Council/Commission priorities include street overlays, care in applying standards to remodels, and driveway access on arterial streets. Director Smith advised Council the City's design standards will continue to come back to Council over time for possible revision. The consultants believe the Design Standards need to be updated to be clear and more concise.

Feedback on energy efficiency issues included making a connection between street trees and solar energy as well as the need to tie energy needs to Tier 2 with BPA for sale ability. Council noted promotion needs to be kept on an Ellensburg scale with the use of local examples.

In answer to an audience member question, Director Smith indicated these projects are an extension of the Growth Management Act. The audience member requested the consultants review the City's public participation plan; he does not believe it has been followed to date in these proceedings.

The consultant's next steps include: 1) completion of the community survey and comparison of results; 2) preparation of the preliminary Land Development Code Updates; 3) begin development of an energy conservation base line; 4) preparation for the Utility Advisory Committee meeting; and 5) preparation for the January, 2011

community meeting.

ADJOURN Motion to adjourn at 12:05 p.m.

Lillquist
Approved

Mayor

ATTEST:

City Clerk