

CITY OF ELLENSBURG

Minutes of Council Meeting, Special Session

Date of Meeting

May 9, 2011

Time of Meeting

8:30 a.m.-12:00 p.m.

Place of Meeting

Council Chambers, 501 North Anderson Street

Councilmembers Present: Arango, Bottcher, Elliott, Lillquist, D. Miller, F. Miller, and Mayor Tabb

Others present were City Manager Barkley; City Attorney Pidduck; Community Development Director Smith; Planning Supervisor Bailey; City Engineer Lyyski; Gas Engineer Prue; Deputy Clerk Keno and three members of the audience.

Also present were Planning Commission members Heckart; Thatcher; Beattie; Bedsaul and Padjen as well as consultants Bob Bengford, Makers and Katie Spataro, Cascadia Region Green Building Council

RESIDENTIAL EXCHANGE PROGRAM SETTLEMENT AGREEMENT #2

Bonneville Power Administration (BPA) has asked the City to sign on to a revised Settlement Agreement for the Residential Exchange Program. The original Settlement Agreement came to Council on April 4, 2011 and in accordance with the recommendations of staff and the Utility Advisory Committee, Council took no action. Staff recommends City Council go on record as opposing the revised Settlement Agreement and authorize the Mayor to be a signatory to a draft letter being sent to other BPA utilities opposing the Agreement.

Authorize the Mayor to sign the letter opposing the revised Residential Program Settlement Agreement #2. F. Miller

Vote on motion. Approved

JOINT SPECIAL MEETING TO DISCUSS LAND DEVELOPMENT CODE UPDATE

The purpose of the special meeting is a joint discussion with the City Council, Planning Commission and consultants retained by the City to perform a major review and update of the City's land development codes.

Staff and the consultant have drafted a very preliminary draft of the updated land development code chapter and now want to present some of the proposed newer approaches to Council and the Planning Commission for the purpose of explaining those approaches and getting feedback as to whether those approaches are what was envisioned as an outcome of this project.

Staff hopes to have a final draft ready by mid to late June with a Council public meeting in July. By late August-early September the final version will be ready. On June 1, 2011 a community workshop focusing on energy efficiency and conservation will be held at the Hal Holmes Center from 5-8 p.m. Director Smith advised higher densities and frontage standards will be new to the community.

Participants reviewed a notebook containing the preliminary draft of proposed Title 15 and viewed a slideshow of the proposed changes. Title 15, which is split up into six "articles" will replace the current Code Titles 12 (Subdivisions) and 13 (Zoning). One of the biggest objectives with the new title is to make the code easier to use and understand by all participants.

The most critical elements of Title 15 are Article 3 – Zoning Districts and Land Uses (form and intensity standards), Article 4 – Community Design (streetscapes, block structures and fences), and Article 5 – Project Design.

Council and Commission members reviewed and discussed charts detailing permit uses, form and intensity standards and draft density bonus incentives. Staff needs direction on

two items from Council: 1) More guidance on form-based zones on residential zoning; and 2) Does Council want to physically zone areas in this community for a specific zone?

Council discussed the need for a study session with the Planning Commission on uses. Some councilmembers would like "preserving historic buildings" added to the R-S zone.

Katie Spataro, Cascadia, discussed incorporating density bonuses into energy efficiency standards as well as the pros and cons of potential compliance paths. Recommendations are for a four-tier bonus incentive for the R-S and R-L zones based on percentages. The R-M and R-H higher density zones would be tied to a Floor Area Ratio (FAR) bonus which is to be determined.

Council took a ten-minute break at 10:30 a.m. and reconvened at 10:41 a.m.

Council discussed scheduling another meeting with the consultant to target key issues. Council expressed interest in bonuses for arterial streets and wants to discuss issues around critical areas and density.

Updated Development Case Studies Under Existing and Proposed Code were distributed and reviewed.

Staff requested Council and Commission members submit written comments on the Code, particularly with respect to density issues, to Planning Supervisor Bailey via e-mail to allow integration into the agenda before the next meeting. Council requested copies of relevant Planning Commission minutes.

ADJOURN Adjourn today's meeting and continue it on to Monday, May 23, 2011 at 8:30 a.m. in the Council Chambers. F. Miller Approved

Mayor

ATTEST:

City Clerk