

Possible Approval of a Contract with Nelson\Nygaard for the conducting of a Local Transit Feasibility Study

Mayor Tabb spoke in support of the approval of a contract between the City and Nelson\Nygaard Consulting Associates, Inc. for a transit feasibility study in connection with the Ellensburg Transit Planning Project. The study would analyze the needs of the community, map out potential roads and come up with funding options. Time is of the essence as one of the options coming out of the study may be to set a transit benefit district. If timely information is not received from the consultant the City will not be able to meet future timelines.

Approve contract with Nelson/Nygaard for the conducting of a Local Transit Feasibility Study. Arango Approved

Joint Special Meeting with Planning Commission to Discuss Land Development Code Update (Continued from May 9, 2011)

This special meeting is a continuation of the adjourned May 9, 2011 joint special meeting with the Planning Commission to discuss the preliminary draft of the land development code update. By the end of the meeting staff and the consultant hope to have enough information from Council and the Commission to be able to release a draft document to the public. Councilmember Arango provided a Municipal Research and Services Center of Washington (MRSC) publication entitled "A Hybrid Approach to Form-Based Codes in the Northwest" which was distributed.

The draft includes suggested concepts to provide design flexibility that would allow alternative ways to meet the intent of the Code. With respect to review processes, the consultant is suggesting Landmarks and Design Commission review with a recommendation to the Department Director for approval. Documentation should identify how the developer meets the criteria so that a record is kept for future reference.

Planning Commission members indicated they have not tried to reach consensus and all issues have been on the table. Their intention was for the official draft to come before them and they would then reach consensus/majority vote.

Design review for landmarks and historic district projects was discussed. Council discussed raising the threshold on such projects to 10,000 square feet to trigger design review. Council would like the Design Review Board to weigh in on this issue.

Consensus was to include arterial collector streets in the locational criteria used for residential zones.

RS & RL Density Minimum – The first draft proposes a minimum of six units per acre and matches the current maximum density in the RS zone. After discussion, consensus was for minimum density in the RS.

Council took a ten minute break at 3:09 p.m. and reconvened at 3:15 p.m.

Pole versus Monument Signs in the CT Zones - After discussion, consensus was for monument signs in front with a pole sign in the back within a defined radius. Staff pointed out this would be a deviation from the current code which allows 100 foot pole signs.

Accessory Dwelling Units (ADU) & Design Review – The criteria applied needs to be very clear. Council consensus was to not consider privacy issues.

Corporate Franchise Architecture – Earlier discussion was to prohibit corporate architecture in all areas except CT zones near the interchanges. Consensus was to keep the language in for now.

Consensus was to apply parking lot standards in the CC-II zone.

Pedestrian & Vehicular Connectivity in Residential Zones – First draft provides for pedestrian connectivity at 400 foot intervals and vehicular connectivity at 660 foot intervals. Non-motorized Transportation Code Committee proposes using 660 foot standard for both. Current code uses 400 foot standard with exception. Consensus was for 660 square feet for both pedestrian and vehicular.

Pedestrian & Vehicular Connectivity in Commercial Zones - Based on the May 9 discussion consultant suggests 400 feet for both vehicular and pedestrian connections for any newly zoned CC and CCII lands.

Planting Strip Widths – The current proposal is ten feet. Current planting strips are six feet. Ten feet was chosen to provide extra space for snow removal plus provide a resource for stormwater infiltration.

Density Maximum and Bonus Provisions for RS & RL Zones were reviewed. The percentage of bonus for mix of housing types/uses was reduced by the consultant along with the density bonuses for off-street trails, parkland and open space.

The consultant has added the concept of bonus percentages for **Historic Preservation and Affordable Housing**. Council advised the consultant eligibility is set up in the City Code. Properties that could be landmarked would be voluntary. Council is interested in credits for preserving structures. Council agrees with the concept of affordable housing.

Office Uses in the IL, CT & CH Zones – Council reviewed a breakdown of different sizes of office uses in the IL, CT and CH zones. After discussion, consensus was to take offices out of the TC zone. Council asked that the issue of offices in the IL zone go back to the Planning Commission for determination of the pros and cons for Council consideration. Council would like to review the record of the Planning Commission discussions on this issue.

Possible Award of Bid Call 2011-15 – Dolarway Road Improvement Project
Staff has not received documentation to award the bid for the Dolarway Road Improvement Project. Acting City Manager Pidduck advised a special meeting may be needed in the next 24 hours to award the bid.

Council requested the minutes of the Planning Commission discussions be included in their Council packets.

ADJOURN Motion to adjourn at 5:04 p.m.

F. Miller
Approved

Mayor

ATTEST:

City Clerk