

Ellensburg City Planning Commission – Regular Meeting Minutes
November 10, 2011
City Council Chambers

Members Present: Chair Bruce Simpson, Vice Chair Sarah Bedsaul, Bill Beattie, Beverly Heckart, Fred Padjen, Gretchen Thatcher
Members Absent: Bob Hood
Others Present: Planning Supervisor Lance Bailey, David Miller, Robert Terrell, Gordon Thatcher, Thea McFadden

Chair Bruce Simpson opened the meeting at 5:45p.m.

Minutes:

The minutes from Sept 29, 2011 were changed to indicate that Fred Padjen was at the meeting

Beverly Heckart moved to approve the minutes, as amended
Sarah Bedsaul seconded the motion
The motion passed

The minutes from October 13, 2011

Beverly Heckart moved to approve the minutes
Gretchen Thatcher seconded the motion
The motion passed

Public Hearing

1) Thea McFadden (C11-16)
Application to operate a veterinary clinic at 1442 West University Way

The quasi-judicial pre-hearing notice was read by Bruce Simpson

Planning Supervisor Bailey presented the staff report. Thea McFadden DVM has submitted a complete conditional use application to operate a veterinary clinic at 1442 West University Way in the Commercial Highway (C-H) Zone. EMC 13.24.060 B allows veterinary offices and clinics, subject to conditions, as a conditional use when approved by the Planning Commission at a Public Hearing.

Since 2000, Dr. McFadden has operated a veterinary clinic at 1708 West University Way as a conditional use in the Light Industrial (I-L) Zone. She now wishes to purchase property ¼ mile east of the current location in the C-H Zone and relocate the veterinary clinic on that site in an existing building. Conditional Use Permits are site specific; therefore, a new permit is required for the new location.

The parcel is .42 acres, which will be leased from BNSF Railroad. The lot is accessed from University Way, an arterial street. The abutting lot on the east property line is vacant, to the south is railroad right-of-way, and abutting the west property line is the Red Horse Restaurant parcel. There are no residential uses adjacent to the subject parcel.

The office building is approximately 1824 square feet with a garage/storage area of 2040 square feet. Six

parking spaces are required based on the office building's square feet divided by 300 square feet; ten are provided in two existing areas. Daily deliveries will be received at the rear of the building. The veterinary clinic will operate on site seven days a week, twelve hours per day Monday through Friday and four to six hours per day on Saturday and Sunday.

Notice of the Public Hearing date for the conditional use application was mailed to property owners within 300 feet of the proposed use, and published in the legal section of the Daily Record. City Departments were routed the application with attachments for comment. Gas, Fire and Building Departments responded with no comments. No additional comments have been received.

Conditional uses are governed by Chapter 13.50 which gives the Planning Commission authority to hear conditional uses; to decide such questions as are necessarily involved in determining whether a conditional use should be granted; and to grant conditional use permits with conditions and safeguards as are appropriate.

The applicant did not provide any testimony

Motion 11-01

Beverly Heckart moved that C11-16 be approved, with no conditions
Bill Beattie seconded the motion
The motion passed 6-0

Public Meeting

Continue discussion of the Draft Land Development Code Update

Comments from the Landmarks and Design Commission were handed out to the Planning Commission.

There was discussion on where we are in the process. It was discussed that at the end of the Planning Commission's review, "Draft 2" would be produced. Draft 2 would go to City Council for their review. For the issues where there isn't unanimous agreement on the Planning Commission, a majority vote will decide the specific recommendations.

15.55.030(E)(5)

There is unanimous agreement to eliminate "d"

Change item 5 to read:

5. Employee bicycle parking shall be provided for commercial, industrial, and institutional uses shall be provided in a well-lighted, secure location within a convenient distance of a main entrance. Bicycle parking shall be protected from the weather by an overhang or covered walkway. A secure location is defined as one in which the bicycle parking is:
- a. A bicycle locker;
 - b. A lockable bicycle enclosure;
 - c. Provided within a lockable room, or
 - d. Clearly visible from, and within 30 feet of the employee's work station.

Delete 15.55.030(E)(6)

Change item 7 to read:

7. One ~~indoor~~ bicycle storage space shall be provided for every 2 dwelling units in multifamily uses, unless individual garages are provided for every unit. Required parking spaces shall be provided in a well-lighted, secure ground level location within a convenient distance of the entrance residential units.

Bicycle parking shall be protected from the weather by an overhang or covered walkway. A secure location is defined as one in which the bicycle parking is provided outside the residential unit within a garage, a lockable room, a lockable bicycle enclosure, or a bicycle locker.

15.57 Landscaping

15.57.030

B. Tree standards and guidelines.

Unless otherwise noted herein, required trees shall meet the following standards at time of planting:

1. Required trees within parking areas shall be a minimum caliper of ~~2 inches~~ 1 ½ inches (as measured 6 feet above the root ball) and a minimum height of ~~10~~ 6 feet at the time of planting.
2. Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of ~~1 1/2 inches~~ (as measured 6 feet above the root ball), and a minimum height of 8 feet at the time of planting.
3. Required evergreen trees (other than street trees) shall be fully branched and a minimum of 6 feet in height, measured from the treetop to the ground, at the time of planting.
4. If the reviewing authority decides reducing the minimum size of trees will not detract from the desired effect of the trees, the minimum size of trees (other than street trees) may be reduced if the applicant submits a written statement by a licensed Washington landscape architect or Washington-Certified Professional Horticulturist (CPH) certifying that the reduction in size at planting will not decrease the likelihood the trees will survive.

C. Shrub standard.

Shrubs, except for ornamental grasses, shall be a minimum of ~~2-gallon~~ 1 gallon size at the time of planting.

E. Soil augmentation and mulching.

1. Existing soils shall be augmented with a 2 inch layer of fully composted organic material tilled a minimum of 6 inches deep prior to initial planting.
2. Landscape areas shall be covered with at least 2 inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, bark mulch, landscape rock, sawdust, and/or manure that is fully composted.

15.57.040(D)

There is no Figure 15.57.050(D)

15.57.050(3)(h)

Need to provide reference to the City's stormwater code.

15.57.060(A)

There needs to be bonding language included in this section in situations where the developer is going to defer landscaping installation.

15.57.060(E)(3)(b)(ii)

Monitoring plan should be 2yrs, not 1yr

The meeting was adjourned at 7:52pm.

Respectfully submitted

Lance Bailey, Planning Supervisor