February 9, 2012
Ellensburg City Planning Commission – Regular Meeting Minutes
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, Jennifer Ellis, Randy Kaiser, Susan Nelson, Paul Nurick

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

Public Hearing

1) Kittitas County Hospital District #1 (C12-02)

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

Planning Supervisor Bailey presented the staff report. Jennifer Ellis, on behalf of Kittitas County Hospital District #1 has submitted a complete conditional use application to use the residence at 701 S Chestnut St for public use as an educational center and staff development office for Kittitas Valley Community Hospital (KVCH) in the Residential Low (R-L) Zone. EMC 13.14.060(C) allows "Public Uses" as a conditional use when approved by the Planning Commission at a Public Hearing.

Kittitas County Hospital District #1 is a Municipal Corporation of Kittitas County which owns and operates Kittitas Valley Community Hospital (KVCH). In September 2011 KVCH purchased the single family residence located at 701 S Chestnut Street. KVCH proposes to use the site as an educational center and staff development office as a part of the hospital's operation. Staff Development currently employs 3 full time and 1 part time staff member. The building will also contain a small classroom to provide training for KVCH employees as well as CPR and Advanced CPR for the local clinical community. When classes are not scheduled, the space will be open for KVCH meetings. The classroom will hold approximately 10 people. Normal office hours are 8am to 5pm Monday thru Friday.

The existing building will not be outwardly modified in any way. The property is located directly across the street from KVCH and the users of the development office and educational center will use the existing KVCH staff and visitor parking. The driveway parking in front of the building and accessed from Chestnut Street will be designated as ADA parking.

Notice of the conditional use application was mailed to property owners within 300 feet of the proposed site on Monday, January 30, 2012. Notice of the Public Hearing was also published in the legal section of the Daily Record on Tuesday, January31, 2012.

Photos of the site were presented by staff.

There was a discussion about parking in the area. There is parking allowed on Chestnut St, in front of the existing building, but that cannot be used to comply with the parking required for the use. KVCH proposes to use the existing employee and visitor parking that is accessed from Sprague.

Planning Commission asked where the ADA parking would actually be located on the site.

Randy Kaiser spoke on behalf of the application. He stated that staff using the facility will park in the existing

Beverly Heckart seconded the motion.
The motion passed 6-0

The applicant requested that the application be put on the agenda for the March 8th Planning Commission meeting.

Public Meeting

1) Continued discussion on the Land Development Code Update

The discussion started where the last meeting left off, with a consideration of allowing Small Wind Energy Systems (SWES) as a permitted use in all zones. The specific development standards for SWES are located at 15.34.070. There was discussion about eliminating SWES as a permitted use in the CC, CCII and R-H zones. With the development regulations in 15.34.070, there are a number of limitations such as setbacks from all utility lines. There was concern about above ground clutter.

Motion
A motion was made to remove SWES as permitted uses in the R-H, CC, CCII , C-H and C-T zones.
The motion was seconded.
The motion passed 5-0

There was discussion on the Public Reserve Zone language changes that was submitted by Commissioner Heckart.

Motion
A motion was made to add the following language to15.30.060(A)(2):
The public reserve zoning of any specific site or area shall be considered surplus by action of the city council when the council, the city planning commission, an Ellensburg resident or owner of private property can demonstrate that there is no longer a current or future need for the open space, public institutional facility or public reserve function of the site. Rezoning shall occur pursuant to the procedures set forth in E[llensburg] C[ity]C[ode] 13.62.
The motion was seconded
The motion failed to pass by a vote of 3-3

Motion:
Remove from 15.31.040 the C6 Development Condition designation from the P-R zone for all residential based uses in the chart. Also remove the "P" designation for accessory dwelling unit and home occupations And remove Development Condition C6 from p 3-15.
The motion was seconded
The motion passed 6-0

Motion:
Remove from Table 15.31.040 all of the C10 Development Condition designations from the P-R zone.
The motion was seconded
The motion passed 6-0

Motion:
Remove from Table 15.31.040 Special Uses the C8 designation from P-R. Remove the "P" designation from golf course and golf driving range, and remove the "C" designation from public agency or utility yard.
Motion:
Amend the previous motion to allow golf courses and golf driving ranges with the stipulation that they only be a permitted use if they are a public facility.
The motion was seconded
The motion passed 4-2

Motion:
Remove from Table 15.31.040 Special Uses the C8 designation from P-R. Allow golf courses and golf driving range with the stipulation that they only be a permitted use if they are a public facility, and remove the "C" designation from public agency or utility yard.
The motion was seconded
The motion passed 6-0

Motion:
Planning Commission supports the language in 15.31.050
The motion was seconded
The motion passed 6-0

There was discussion on Table 15.32.040, specifically allowing a height of 70ft in the CCII zone.

Motion:
In Table 15.32.040 the maximum building height in the CC zone should be 45 feet and the maximum height in the CCII zone stay at the suggested 70 feet.
The motion was seconded
The motion passed 5-1

Motion:
For 15.32.090(F)(4) it should read: "Bus shelters, subject to the approval of the property owner"
The motion failed for a lack of a second.

There was a suggestion that 15.32.140(A) and (B) include a diagram to illustrate what is being required.

The next meeting was scheduled for February 23rd.

The meeting was adjourned at 8pm

Respectfully submitted
Lance Bailey, Planning Supervisor