

April 12, 2012
Ellensburg City Planning Commission – Regular Meeting Minutes
City Council Chambers

Members Present: Vice Chair Sarah Bedsaul, Bill Beattie, Beverly Heckart, Gretchen Thatcher, Fred Padjen,
Members Absent: Chair Bruce Simpson, Bob Hood
Others Present: Planning Supervisor Lance Bailey, Chris Schambacher, Gordon Thatcher

Beverly Heckart opened the meeting at 5:45p.m.

Minutes:

March 29, 2012 Regular Meeting

The minutes were approved

Public Comment

Chris Schambacher addressed the Planning Commission regarding the City Council's plan to sell 100 acres of land adjacent to Rotary Park. He expressed his concern that the City was taking a short-sighted view on selling the property, that for the long term it could be better utilized to further expand the park. He wanted to express to the Planning Commission that the full range of possibilities has not been considered in the decision to sell the property. He shared with the Commission some of the ideas that were brought up at a recent public meeting regarding future park planning. He requested that the Commission provide comments to the City Council prior to their finalizing the decision to sell the property. Staff pointed out that City's process to sell property does not require a recommendation from the Planning Commission.

Public Meeting

A. Continue discussion of the Draft Land Development Code

15.51.060(C)(1) – Landscaped frontage standards for Secondary Streets

There was discussion on whether to require a maximum rather than a minimum setback. This would require that buildings be constructed up close to the street.

Motion: Amend 15.51.060(C) to require a maximum setback of 10 feet.

The motion was seconded and passed by a vote of 5-0

15.53.040(B) – Building Elements and details

Motion: Remove the following language from both 15.53.040(B) and 15.53.040(C):

“Exception: Buildings in the I-H zone and buildings in the I-L zone that are primarily used for manufacturing, storage, and/or service uses and are generally not visible from the street or customer parking lot are exempt from these standards.”

The motion was seconded and passed by a vote of 5-0.

15.54.020(C) – Garages, placement and design

There was discussion regarding the idea of providing a reduction in the required planting strip if alleys are

provided in the rear. There was not majority support for eliminating planting strips. The argument for reducing the planting strips was that planting strips and alleys ultimately reduce the amount of buildable space, and if we want to encourage alleys, you need to provide some kind of incentive. Some of the older parts of town have 10ft planter strips, but the areas of newer development have not been built with planter strips that wide.

Motion: Provide an option to allow a 5ft planting strip when alleys with garage access are provided. The motion was seconded and passed by a vote of 5-0

Motion: Require that attached garages are setback a minimum of 5 feet from the front door of the house, measured from the ROW. The motion was seconded and passed 5-0

15.55.030(E)(1)(a) – Bicycle parking

Motion: Eliminate 15.55.030(E)(1)(a) The motion was seconded by a vote of 5-0

15.56.060(C) – Pole signs

Motion: Remove from the draft, the “Note to Reviewers” The motion was seconded and passed by a vote of 5-0

15.56.070(D) – Wall signs, Maximum size, building or center name

Motion: Amend this section to read: “A wall sign may be 1 square foot for each lineal foot of the façade, up to a maximum of 100 square feet.” The motion was seconded and passed 5-0

15.56.080 – Projecting and banner signs

Motion: Add to 15.56.080(A)(2) an additional (d) to read: “In the CC zone a sign may not project more than 2 feet, whether vertical or horizontal” Add to 15.56.080(A)(5) the following: “In the CC zone, maximum height is 6 feet; and”

The motion was seconded and passed by a vote of 5-0

15.56.120(E) – A-frame and standing signs

Motion: Amend to read: “The area of an A-frame sign shall not exceed 6 square feet per side in the CC and CCII zones. In the C-H, C-T, C-N, I-L and I-H zones the area of an A-Frame sign shall not exceed 10 square feet per side. The area of a standing sign shall not exceed 4 square feet per side. All A-frame and standing signs shall be firmly anchored against the wind.

The motion was seconded and passed by a vote of 4-0

15.57.060(F) – Enforcement

Motion: Planning Commission recommends requiring a bond rather than a penalty. The motion was seconded and passed 4-0

Table 15.31.040 Non-residential uses

Motion: Add Outlet Centers as a permitted use in the C-T and C-H zones The motion was seconded and passed 4-0

The meeting was adjourned at 8:28pm

Respectfully submitted
Lance Bailey