

CITY OF ELLENSBURG
Date of Meeting
Time of Meeting
Place of Meeting

Minutes of Council Meeting, Special Session
January 28, 2013
6:00 p.m.
Council Chambers, 501 North Anderson Street

Councilmembers Present: Elliott, Lillquist, Morgan, Miller, Scheffer and Mayor Tabb.

Councilmembers Absent: Aronica

Others present were City Manager Barkley; Community Development Director Smith; Planning Supervisor Bailey; and Deputy Clerk Keno.

Also present: Bob Bengford, Makers; Planning Commission members Beattie, Bedsaul, Heckart, Hood, Padjen and Thatcher; and approximately 15 members of the audience.

Joint Meeting with the Planning Commission re: Land Development Code Update

The purpose of the special meeting with the Planning Commission is to review and consider the Planning Commission's comments on Draft 1 of the new Land Development Code (LDC). Documents for review include a list of Top Discussion Items developed as a result of the January 14, 2013 special meeting as well as the Planning Commission's original comment document containing staff/consultant responses to the comments.

A handout entitled "Parking Discussion C-C Zone" was also distributed.

Participants viewed a MAKERS powerpoint presentation of the Discussion Topics and after discussion reached the following consensus:

1. Use of Hearing Examiner for quasi-judicial actions.

The Planning Commission wants to continue to decide conditional uses (other-plats, rezones and variances can go to the hearing examiner). After discussion, staff will prepare a memorandum on Landmarks and Design for review.

2. Parking discussion – C-C Zone.

The City has received a request to reduce the parking requirement in the C-C and C-C II zones for residential parking. The Planning Commission voted 4 to 2 against reducing the parking requirement.

Consensus for no parking requirements in the C-C Historic District. Outside the Historic District but within the CC: .7 parking space per bedroom in residential outside Historic District.

3. Concept of Visitable/Universal Design Housing.

Consensus to discuss this concept with other bonus issues. Need to limit maximum benefit. More analysis on bonuses is needed before discussing this issue.

4. Small Wind Energy Systems in commercial zones and high density zone.

Consensus to not allow such systems in the Historic District. Allowing the systems in the C-T and C-H zones is acceptable.

5. Building heights in the historic downtown, the non-historic CC zone and the CC-II zone.

The current standard in the Historic District is 35 feet for the C-C zone. The Planning Commission is proposing 45 feet in the C-C zone. After discussion, consensus is to go with 45 feet.

6. Removing office uses in the C-T zone.

The Planning Commission wishes to remove all office uses as a permitted use in the C-T zone. Consensus was to remove offices as a permitted use in the C-T zone.

7. Franchise architecture.

The Planning Commission proposes removing a provision that would not allow types of franchise architecture that would be difficult to adapt to other uses.

Consensus is franchise architecture is not a concern.

8. High Visibility Street Corners.

The Planning Commission proposes removing a provision requiring special design at select intersections.

Staff noted from a regulatory perspective having such corners designated on the maps would be easier. Council would like the maps to be more defined. Consultant will work on defining.

9. Bicycle Parking.

The Planning Commission has provided updated language for 15.55.030(E) Bicycle Parking.

Consensus for two bicycle spaces for every five vehicle spaces.

10. Signs.

Language for "windsock/feather" signs needs to be added.

"Exempt signs" should be "Signs and Banners". The language in 15.56.180(G) needs to be tightened.

Wall Signs/Murals. Consensus for 2/3 size.

Projecting and Banner Signs. Discussion of how much projection should be allowed in the Historic District. Council wants to allow these signs in the Historic District.

Pole Signs. The current code has a maximum 35 foot height for signs in the all C, I, and R-O zones, but with a provision for up to 100 feet in the C-T zone for freeway oriented signs. The proposed code allows pole signs up to 35 feet maximum only in the C-T zone within 1/2 mile of I-90. Setback from the street is 200 feet from the rear of the property. Council would like to see concentric circles with a ten foot setback.

Residential Office Signs. The Planning Commission recommends not allowing monument signs in the R-O zone. Staff recommends considering new language to allow these types of signs in the R-O District in place of monument signs. Consultant will create a name for these types of signs.

11. Thresholds for major vs. minor design review and should minor projects be administratively reviewed?

The proposed Landmarks and Design Commission (LDC) standards of 15,000 + square feet for a non-residential building and 10 + units for a multi-family building will be easier to interpret. Consensus to go with the proposed standards.

12. Interim recycling facilities, police and public agency or utility yards in C-T zone.

Staff to clarify/define "interim recycling facility" and review recycling contract with Waste Management. Police station is not a concern.

13. Wireless antennas on P-R zoned property.

Consensus to continue to allow wireless antennas on P-R zoned property.

14. Prohibition of reverse frontage lots in new subdivisions.

Planning Commission wants to prohibit the lots everywhere—its particular concern is with arterials. Consensus to pursue prohibition everywhere.

15. Umptanum Road street frontage designation as Secondary or Secondary 2.

Consensus was to eliminate the Secondary Street 2 designation.

ADJOURN Motion to adjourn at 9:07 p.m.

Elliott
Approved

Mayor

ATTEST:

City Clerk