

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

Minutes of Council Meeting, Special Session
July 29, 2013
6:00 p.m.
Council Chambers, 501 North Anderson Street

Roll Call.

Present: Aronica, Lillquist, Miller, Morgan, Scheffer, and Mayor Tabb.

Absent/Excused: Elliott.

Others present were City Manager Barkley, City Attorney Weiner, Community Development Director Smith, City Engineer Lyyski, and Deputy Clerk Keno.

Also present: Bob Bengford, consultant with Makers and approximately 14 members of the audience.

City Manager Barkley advised Councilmember Elliott has been called to the Goldendale fire and requests an excused absence for this meeting.

Grant excused absence for Councilmember Elliott.

Miller
Approved

Councilmember Scheffer arrived at 6:04 p.m.

Final Draft Land Development Code Review – Article 3: Zoning Districts & Land Use (Continued)

The purpose of the special meeting is continued review of the Final Draft Land Development Code. Tonight's review continues forward with Article 3 - 15.320 New *Form and Intensity Standards*.

Community Development Director Smith outlined the agenda packet materials including 1) the Outline/Summary of Recent LDC Revisions dated July 12, 2013; 2) Summaries of Articles 3 and 4; 3) Kittitas County Chamber of Commerce comments submitted by Ron Cridlebaugh dated 7-29-13; 4) colored picture map showing the northern edge of the City; 5) Lot Development examples; and 6) the Article 5 Summary that had not been completed last week.

Community Development Director Smith updated Council on density standards and the history behind those standards. Council needs to have a rationale for minimum density standards below four units per acre.

Council reviewed a powerpoint presentation by consultant Bengford which incorporated: 1) a colored map showing the amount of R-S zoned land north of the downtown and Central Washington University; 2) the Comprehensive Plan's Growth Policy for Land Use and Housing, Streets and Circulation; 3) Priority Land Use Code Issues from the July 2010 Project Kick Off Meeting for the Energy Efficiency & Conservation Strategy/Land Use Code Update; 4) Key Provisions on Residential Development; 5) Proposed revision to Table 15.320.060 Impervious Area Standards for residential zones with the addition of extra exceptions; and 6) proposed revision to 15.320.080 Setback measurements as recommended by the consultant.

Council took public comment on Article 3.

Jim Armstrong, Kittitas County Chamber of Commerce, requested an opportunity for the Chamber's developer group to meet with the Planning Commission and City's consultant. Council requested Mr. Armstrong submit his comments in writing to the Council and City staff since many of his comments were not included in the Kittitas County Chamber of Commerce letter from Ron Cridlebaugh distributed at the beginning of the meeting.

Steve Willard, 1312 Sanders Road, passed around a map proposal for Sanders Road showing two changes proposed in the code update that would create a variety of housing

types Council indicates it wants. He suggested including in the code the applicant's ability to amend the comprehensive plan and to do a rezone concurrently. He also distributed a diagram showing a minimal landscaping option for higher density housing and requested the City not implement the impervious area standards unless mandated by the state stormwater agency.

Doug Stalder, 2000 Quartz Mountain Drive, spoke about the Chamber of Commerce recommendation for a hearing examiner on rezones.

Jack Piper, 2900 Umptanum Road, stated 60 foot street right of ways are unnecessary for residential neighborhoods.

In answer to Council inquiry, consultant Bengford advised the rationale for going to 60 foot right of way (from the current 50 foot) is that on a street with parking on both sides there are wide planting strips that are ten feet wide. The recommendation came out of the Non-Motorized Transportation Committee and the Planning Commission. Currently, planting strips are not required. It was also strongly supported by the public at the open houses, in addition to being beneficial for snow removal, stormwater issues, tree shade and a pedestrian buffer.

Fennelle Miller, 605 N. Anderson Street, spoke in support of planting strips.

Steve Willard stated builders need the ability to have rolled curb and gutter and contiguous sidewalks adjacent to the curb. He has no objection to the 60 foot requirement but builders need the ability to build contiguous. Both options should be permitted.

Council discussed the Chamber's request for a developer's meeting with the Planning Commission and how the meeting could affect the current progress on the Land Development Code Update.

Fennelle Miller spoke against referring issues back to the Commission for a specific group.

Council consensus was not to go back to the Planning Commission with comments/concerns from individuals/groups.

15.320 Form and Intensity Standards

Council consensus was for four density units per acre for the R-S zone while keeping six density units per acre for the R-L zone.

Council consensus to use the revision in the consultant's handout on the maximum implementation areas.

15.320.050 Density and floor area ratio calculations.

Jack Piper stated the floor area ratio (FAR) calculations would require him to reduce his project to be in compliance.

Council discussed having the consultant change the FAR to .75.

15.320.070 Impervious area standards.

Council would like stormwater staff's opinion on how these standards could impact the regulatory environment and whether the standards will help staff do its job.

Council recessed for a ten minute break at 8:11 p.m. and reconvened at 8:21 p.m.

Table 15.310.040 Use tables. - Non-residential uses

Bob Hansen, 2520 Carriage Loop, spoke about the T-C zone. Council should look at the inventory before eliminating offices in the T-C zone. It should find out why people prefer the West Interchange or someplace on University Way.

Roger Weaver, 500 E. Cherry Lane, stated people cannot afford this new process and the accompanying permit and new construction fees. Development in Ellensburg will slow and become tedious and expensive. Development of new lots is impossible from a competitive standpoint.

15.320.140 Fences, walls, and hedges.

Steve Willard spoke in favor of a six foot fence with a three foot landscape area.

Fennelle Miller spoke about fencing and safety issues.

Rory Savage, Windemere Real Estate owner, spoke in favor of a six foot fence.

Dave Whitwill, 211 W. Mt. Hood Court, spoke about maintaining areas outside the fence. A 42-inch fence on a main arterial road will not work.

Council consensus is for a six foot fence with a three foot landscape area.

15.330 Density Bonus Incentives

Council would like to incentivize the Commercial Districts in a manner that would mesh with the comprehensive plan. For example, density bonuses that may be broader than just parking.

15.340 Index of Supplemental Use Criteria

15.340.010 Bed and breakfasts.

“D” strike “breakfast” and change to “meals.”

15.340.020 Home Occupations.

“F” “manner or frequency” is too subjective. Staff will bring back alternative language.

15.350 Airport Overlay Zone (A-O) Standards

15.350.050 Permits.

Staff to provide clarification as to whether the Airport Advisory Board has the language enumerated in A. A. 2. 3. and 4.—if so, this language may not be needed.

15.380 Development Agreements is new language for discussion at the next special meeting before Council begins review of Article 4: Community Design.

Council requested staff provide a sign in sheet for the next meeting that gives the public an opportunity to identify the articles/sections they wish to comment on.

Jack Piper, indicated he would not be able to make cottage housing work using public roads and right of way as outlined in Article 4: Community Design.

Council will continue to take written comments as the review process continues.

Set special meeting for continued discussion on Final Draft of the Land Development Code Update (Article 3: Development Agreements, Articles 4 and 5 and possibly Article 6 for August 12, 2013 at 6:00 p.m. Scheffer Approved

ADJOURN Motion to adjourn at 9:51 p.m.

Scheffer
Approved



Mayor

ATTEST:



City Clerk
