CITY OF ELLENSBURG	Minutes of Council Meeting, Special Session
Date of Meeting	August 26, 2013
Time of Meeting	6:00 p.m.
Place of Meeting	Council Chambers, 501 North Anderson Street

Roll Call.
Present: Aronica, Elliott, Lillquist, Miller, Morgan, and Mayor Tabb.

Absent/Excused: Scheffer (Excused at August 19, 2013 regular meeting).

Others present were City Manager Barkley, City Attorney Weiner, Community Development Director Smith, Public Works Director Akers, Planning Supervisor Bailey, City Engineer Lyyski, and Deputy Clerk Keno.

Also present: Bob Bengford, consultant with Makers and approximately 15 members of the audience.

Final Draft Land Development Code Review (Continued)

The purpose of the special meeting is continued review of the Final Draft Land Development Code. Tonight's review continues forward with Article 5 Project Design and Article 6 Critical Areas. Mayor Tabb advised it is not Council's intent to discuss the code discussion issues outlined in the agenda packet and requested councilmembers review them between now and August 28th. Councilmembers wishing to add any issues to this list should get them to Community Development Director Smith by Wednesday morning, Augustl 28th for inclusion in the September 3rd agenda. Council will continue to take public input throughout the process and provide staff direction at the September 3rd meeting, publish into ordinance format for a meeting of the Planning Commission currently scheduled for September 12th and then come back to City Council for first and second reading and adoption of the ordinance.

Community Development Director Smith identified documents for the record including the August 19, 2013 letter and attachments from the Central Washington Home Builders Association on pages 23-98 of the agenda packet; an e-mail trail from Councilmember Scheffer to Charles Marohn at strongtowns.org; August 26, 2013 letter from Alliance Investment Group; August 26, 2013 letter from Fennelle Miller; August 26, 2013 letter from Steve Willard, Trademark Homes Corporation with attachments; and the full text of the Housing element from the City's Comprehensive Plan.

Steve Willard, 1312 Sanders Road, spoke to the housing element portion of the Central Washington Home Builders Association letter.

Article 5: Project Design

15.510.100 Site orientation standards for properties in all residential zones.

Council discussion. Staff will revise the language to provide clarity.

Mr. Willard stated a provision is needed for departures with an administrative opportunity for waivers. Council/staff discussion of departures.

15.520 Site Planning & Design Elements

15.530 Building Design

Fennelle Miller, 605 North Anderson Street, spoke to the comments outlined in her August 26, 2013 letter. Staff will research the Secretary of State standards.

15.530.030 Architectural scale.

D. Building Articulation – Multifamily buildings.

Mr. Willard spoke to the comments outlined in his August 26, 2013 letter with regard to affordable housing. Once this Land Development Code is passed the City will not be able to create more affordable housing. A tool needs to be created for residential departures.

Fennelle Miller suggested exempting affordable housing from the criteria.

Council viewed a slideshow on Articulation.

Dave Whitwell, Central Washington Home Builders, questioned the rental rate on property. What is affordable on the west side of the State is not affordable in Ellensburg. This is a question of what people can afford to purchase.

Jack Piper stated aesthetics language are direct costs to what is built. The City has added approximately $35,000 per residential unit with these proposed changes.

Jim Armstrong, Kittitas County Chamber of Commerce, stated it is Council's concern if people stay in business.

Council took a ten minute break at 7:45 p.m. and reconvened at 7:55 p.m.

Andrew Hatlestad spoke in support of a prescriptive departure process.

Council/staff discussion of departures. Council would like to hear back from staff on a 10% variation provision as a way to build flexibility throughout the code.

15.540 Housing Type Standards

Jack Piper, 2900 Umptanum Road, stated the section is very specific to allow only cottage style housing and the builders are being pushed into building this style of housing. He discussed garage width, glazing and covered entry provisions.

Staff indicated the transparency position can be loosened up on this provision.

Council viewed a slideshow on Transparency (single family housing). Council would like to see the glazing requirement reduced and in conformance with the State Energy Code.

Mr. Willard stated none of his plans would conform with the 15% glazing requirement. After Council and staff discussion consensus was to allow administratively up to a 10% reduction in transparency on north facing lots. Any changes need to comply with the State Energy Code.

Council consensus was for a 24 foot width of driveway. The City's current development standards specify a 25 foot setback.

Council viewed a slideshow on Usable Open Space.

15.540.040 Accessory dwelling unit design standards (ADU).

Steve Willard spoke to B.1.b. Standards for all ADUs. He suggested the words "shall not be visible from the street" should be stricken. With respect to D.1. Standards for a detached ADU (DADU), the language is different than the standards for the ADU. He believes the standards should be the same as allowed for ADU.

15.040.050 Cottage housing design standards.

Mr. Willard spoke to the table entitled "E. Dimensional standards." He suggested eliminating in the table the maximum floor area/ground or main floor requirement and allow 1200 square feet.

Also, the 24 foot shared driveway on duplexes should be changed to be consistent with single family.

Council consensus to strike 1.B internal stairway (B.1.b).

Council/staff discussion of cottage housing.

Council viewed a slideshow on Bike Parking Considerations with new proposed standards for location.

Staff will review off-site parking language.

Signage

Fennelle Miller spoke to the comments outlined in her August 26, 2013 letter.

Robert Terrell, 7120 Hanson Road, spoke to the comments outlined in the August 26, 2013 letter from Alliance Investment Group of Ellensburg, LLC.

Rory Savage, Windermere Real Estate owner, spoke about monument and pole signs and requested that electronic signs be allowed in the CC-II zone at the same size as are allowed in the P-R zone. Currently, the CC-II zone allows only three foot electronic signs.

Ron Cridlebaugh, Kittitas County Chamber of Commerce, spoke about sign standards and their importance to business marketing.

Staff recommends adding "feather signs" in the code as temporary signs and limiting what can be done with them. Staff will formulate some proposed language for Council consideration.

15.570 Landscaping

15.570.030 Plant material standards.

Some councilmembers expressed concern the section does not address the use of plants native to Eastern Washington and lacks language encouraging the use of low water consumptive plantings/xeriscaping. Staff will do some research on this issue.

Article 6: Critical Areas

Council discussion.

Robert Terrell spoke to the comments outlined in his August 26, 2013 letter from Alliance Investment Group, LLC. He stated the term "frequently flooded" is FEMA terminology while the term "flood hazard" is State terminology. He requested Council consider not using such extreme definitions. Council requested staff review definition options keeping in mind responsibility under the State regulations as well as Council directive to not change any requirements or standards.

Fennelle Miller stated the problem with the critical areas ordinance (CAO) since adoption has been a lack of adequate enforcement tools for Community Development and Code Enforcement. More enforcement tools, such as denial of permits into the future, are needed for repeat violators.

Change the start time of the Tuesday, September 3, 2013 regular meeting to 6:00 p.m. Elliott Approved

Councilmember Aronica spoke to the economic impact of the Land Use Development Code.

Direct staff to recommend options to conduct an economic impact study of the proposed Land Development Code, revised through August 26th, 2013, against the existing municipal Land Use Code. Staff recommendations shall include strategies which evaluate: the balance between tax receipts and demand for services of proposed residential, commercial and industrial zones; the predictability and efficiency of the permitting process; and, deterrents to future residential and commercial capital investments and financing. Aronica

Council discussion.

Vote on motion. Approved (Miller, Tabb – no; Lillquist – abstain)
Motion approved.

ADJOURN Motion to adjourn at 10:59 p.m. Elliott
Approved

Mayor

ATTEST:

City Clerk