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CITY OF ELLENSBURG

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Memorandum

Date: August 14, 2013

To: Mike Smith, Community Development Director

From: Ryan Lyyski, City Engineer RL

Re: Land Development Code Update – Minor Suggestions

Mike, in review of the July 8, 2013 and Jan 1, 2013 drafts, Public Works has the following comments/suggestion.

July 8, 2013 version

1) Page 1-12 Airport Elevation: The Public Works Development Standards refer to NAVD 88 for the datum.
2) Page 1-21 Dwelling Unit: Do you feel this definition is clear? Or should there be an additional definition for "Housekeeping"?
3) Page 1-44: Site development permit: Which department is going to be issuing these grading permits? Will need parameters for issuance.
4) Page 2-27 15.230.110: – Again, which department will be issuing these permits.
5) Page 5-15 15-510.050 Storefront Street Standards: Shouldn't you remove the requirement for a street permit and just say if they are allowable under the code, that they would be exempt from a street permit. They would be permitted under the building permit? Currently – Public Works issued Street Use Permits are approved by Council and hold a yearly fee ($25 Min. annually). Currently – Public Works issues Street Use Permits are approved by Council and hold a yearly fee ($25 Min annually).
6) Pages 5-28 and 5-29 Pedestrian Oriented Design: If the items are listed in code, should the City exempt from permit requirements? Or have a simple method of permitting? Currently – Public Works issues Street Use Permits are approved by Council and hold a yearly fee ($25 Min annually).
7) Pages 5-44 15.520.080 Special Features and Amenities: How are there going to be permitted? Currently – Public Works issues Street Use Permits are approved by Council and hold a yearly fee ($25 Min annually).
8) Signs – For signs that are allowed by code and project over public right of way, should they be exempt from street use permits? Several of the proposed styles of signs are attached to buildings that may project over public right of way. Should the building permit process handle the street use portion of the permit? Currently, all new signs that are permitted, and are located on public rights of way have street use permits approved by Council.

9) Page 5-103 15.560.120: Discusses A-Frame and standing signs. Which department is going to permit these signs?
10) Page 5-109 Exempt Signs: Should "Enter"/"Exit" signs be included?
11) Page 6-28 15.610.240 Critical Area Markers and Signs: Are these signs included in list of exempted signs?

January 1, 2013 version

1) Included is a table that Gordon Crane prepared. It highlights areas that could be considered during final preparation of the ordinance.

Public Works would suggest that MAKERS review the information to see if it may be beneficial in drafting the final update language. (I do realize some of the information may have already been dealt with).

C: Bob Bengeford, MAKERS

page	section		notes
p 1-12	15.13.010	alley	Clarify definition. Add max. width for 'alley' vs. 'street'? See street, below.
			example dictionary definition: 'a passage, as through a continuous row of houses, permitting access from the street to backyards, garages, etc. '
p 1-17	15.13.040	Drive through lanes	add definition - used on page 5-35 with no definition
p 1-17	15.13.040	Dwelling unit - Triplex	add definition? Distinction between triplex and multifamily? Triplex used later in sec. 15.54.030
p 1-22	15.30.070	rough grade	add definition - refered to on previous page, but 'rough grade' not defined.
p 1-37	15.30.160	planting strip	add definition. A Planting Strip (already defined in city code, although not well described) is located in the right of way and is the area between the curb (or edge of pavement where no curb exists) and the public sidewalk. Planting area and/or landscape strip OK for private property or privately maintained areas in the right of way & behind the back of sidewalk.
p 1-37	15.13.190	Sidewalk	add definition. Sidewalk = sidewalks in the right of way, parallel to the front of property. Walkways are sidewalks constructed entirely on private property or those portions of sidewalk that originate in private property and extend perpendicular out into the right of way, intended to serve the private property.
p 1-37	15.13.190	short plat	Clarify definition? In common parlance, "short plat" is the process of doing a short subdivision, not just the drawing or map (used as a verb, not just as a noun)
p 1-40	15.13.190	street	Clarify definition. Alleys are right of way, but alleys are not streets. Already covered under 'right of way' definition. Alleys have lesser development requirements (no curbs, walks, etc.) than street frontages. 'Street frontage improvements' might not necessarily include alley frontage improvements
p 1-40	15.13.190	Street Tree	add definition, with Street Tree and private tree distinction
p 1-43	15.13.230	Walkways	add definition. Walkways are sidewalks constructed entirely on private property or those portions of sidewalk that originate in private property and extend out into the right of way, and which are intended to serve the private property.
p 2-30	15.25.020 C9	DBH	add definition - Diameter Breast Height
p 2-30	15.25.020 C9	Type I or II review - tree removal	This implies that conifers **larger** than 8" and deciduous **larger** than 12" would require a Type I or II review process? Street trees or private trees? Both? There is no current city code for retention or protection of existing on-site trees.
p 2-32	15.20.020 E.2.e(I)	hours of operation	conflicts with existing Noise ordinance code 5.60.120 - normal construction 6:00 AM to 10:00 PM
p 2-46	15.26.030 B	short subdivision	add 'or short plat', similar to the following definition in the text: ...*C. Subdivision or long plat* ....
p 2-52	15.26.090 E	prohibition on further subdivision	1) reference to short plat less than 4 parcels. Short Plat = 9 or less parcels. 2)...Only the owner of the original short plat can file alternation within 5 years... What if the original owner has sold the properties?
p 3-14	table 15.31.040	MHP & MHS zones	not included in table, or in the text on pages 3-3 through 3-6. Are MHP & MHS zones deleted?
p 3-15	15.31.040 2	duplex in R-L	refers to lots at least 10,890 SF, but new code has no minimum area requirements. Hold over from existing code?
p 3-20	table 15.31.040	public agency or utility office	Why not allowed in R-O zone?
p 3-21	15.31.040	Airport	Bowers Field Airport belongs to Kittitas County; section also makes reference to ...*municipal* ... airport
p 3-24	table 15.32.030	Garage front yard setback	What if no garage is provided? What about car ports? Not all garages are in 'front', esp. on corner lots. Off street parking is defined under city code 13.04.850.
p 3-28	15.32.080 A	setback measurement	...'*or the edge of a surface improvement* ' needs clarity. Interior walkways and/or driveway access? Add a reference to 15.42.050 C & D - courtyard and pedestrian-only entry lots.
p 3-29	15.32.080 C	rear yard setback	add or alley right of way
p 3-29	15.32.080 C	rear yard setback	under proposed 15.13.190 definition, Street includes alleys
p 3-29	15.32.090 E	storefront projections	1. proposed to be covered with 'street permit'. Street Use Permit? 2. ...don't interfere with street trees...; should include street lights, street signs, etc. See similar below under 15.51.050 G
p 3-29	15.32.090 F.1	porches & entry features	...*may project into the front yard...* - add but may not extend into the right of way without a Street Use Permit
p 3-30	15.32.090 G.7	projections permitted into any yard	section proposes to exclude Electrical cabinets, etc. which are typically installed in an easement on private property behind the back of sidewalk. Needs to **allow** electrical vaults, not exclude.
p 3-30	15.32.090 H	regional utility corridor	...*regional utility corridor* ... needs definition. Bonneville Power already has easements through town. PSE?

13-044

p 3-30	15.32.110 B	setback measured from back of walk - for residential on Local Access only	...*setbacks shall be measured from the back of* ***sidewalk...*** The back edge of city sidewalk is rarely the front property line. Issues to consider: 1)There are many existing residential lots that do not have sidewalk or curb, and other locations in 80' right of ways where the back of the city walk is up to 30' from the right of way line. 2) There are existing residential lots where one lot has a city curb and sidewalk in front, while the adjoining lot only has curb. 3) In situations where there is an existing walk, and the applicant were to use the back of walk to establish a garage setback, then later, if the road is widened, the space to the garage may not permit a vehicle in front of it. 4) if the setback measured from the property line is an issue for an applicant on an 80 foot wide R/W Local Access street, better to have the applicant request a street vacation to aquire additional property (eg at 15th & Water St)?
p 3-31	15.32.140	fences, walls & hedges	generic comment: because there is no existing or proposed Fence Permit to ensure compliance, the City only responds to to out-of-comliance fences due to complaints, after the fence is already built. Corner lots that build fences that block the vision triangle have been an issue (eg at Helena & Water St, Mtn. View Ave & Industrial Way, etc.).
p 3-31	15.32.140 A.2	fences	...(*but not within the R/W*)... this section conflicts with 15.32.090 G.9, which allows fences in R/W
p 3-33	15.32.140 - deleted	sight distance requirements	proposed code deletes sight distance requirements
p 3-33	15.32.140 D.1.a	chain link fences	...*prohibited in residential zones* ... Compliance likely to be arecurring issue
p 3-55	15.34.050	Manufactured Home Park	neither MHP or MHS are listed in Section or table 15.31.040. Manufactured ***Homes*** are permitted in R-H, conditional in R-M & R-O. Move Section 15.34.050 into Section 15.31.**040**?
p 3-56	15.34.050 F	MHP roadways	1)...*internal roads must conform to on to the 3 local access street design options... and ....through roads...shall be dedicated as public streets...* The extra costs of developing wider internal roads will supress the possibility of future MHP & MHS development. 2) *planting strips (between the road and sidewalk* ***only*** *for private roads)* ...?? needs clarification - it's unclear what this describes. See above definition for Planting strips. 3)...*through roads (streets that extend from one* ***end*** *of the lot to the* ***other*** *) shall be dedicated as public streets* ... what about internal roads that only go from one side to the next nearest side (not the other 'end')?
p 3-58	15.34.060 I	Rec. Vehicle Park	...*pedestrian walkways... minimum of 3 feet...* Need to use the ADA standard of **4** feet.
p 4-2	15.40 Community design		**Note: proposed chapter 15 provisions prevail if in conflict with other codes**
p 4-5	15.4 both figures	planting strip & street tree maintenance	typical all: maintenance of street trees and all plants in planter strips or planting areas in the right of way shall be the resposibility of the adjoining property, with the exception of trees planted, irrigated & maintained by the City. (Typical of existing CBD area)
p 4-5	15.4 both figures	bike lanes	Should Bike lanes only be required on arterials/collectors where identified on the Non Motorized Plan?
			WSDOT Design Manual definitions:
			bicycle route - A system of facilities that are used or have a high potential for use by bicyclists or that are designated as such by the jurisdiction having the authority. A series of bicycle facilities may be combined to establish a continuous route and may consist of any or all types of bicycle facilities.
			bike lane - A portion of a highway or street identified by signs and pavement markings as reserved for bicycle use.
p 4-5	15.4 both figures	planting strip	**planting strip** is in the R/W between curb and the public sidewalk; areas with plantings behind the public sidewalk or on private property should be 'planting areas and/or landscape areas'. See above under definitions.
p 4-5	15.4 both figures	tree grates	tree grates not recommended, all instances of use (except private trees). Tree grates have not been used by the City, due to potential damgage to trees if not maintained; tree root heave can dislodge the grates & be a tripping hazard; possible theft of grates. See attached.
p 4-6	figure 15.41.030	tree grates	tree grates not recommended, all instances of use (except private trees). See below.
p 4-6	figure 15.41.030	bike lanes	figure states: *For designated bike routes, add 5' bike lanes* . Bike route does not equal a dedicated bike lane. Only 1 portion of the City's existing bike routes (Canyon Rd. from Berry to Umptanum) is currently sign posted as a Bicycle Route.
p 4-7	figure 15.41.040	20' wide street	the label for ***20' wide street*** is missing from the figure.
p 4-7	figure 15.41.040	setback/planting strip	*"planting strip'* is in the R/W between curb and the public sidewalk; areas with plantings behind the public sidewalk or on private property should be 'planting areas'

p 4-9	15.42.020 A.1	block design	...unplatted land... revise to platted or unplatted . There are multiple parcels adjacent to the City or annexed into the City (often multiple acre parcels) that were platted while in the County.
p 4-10	15.42.020 A.3.f.*1*	block length	section numbering appears to be incorrect. New topic should be new number?
p 4-10	15.42.020 A.3.f.*1*	block length - residential	*vehicular and pedestrian connections...no greater than 660 feet.* Too rigid? The proposed section deletes the exceptions where topography, right of way, existing construction or physical conditions, etc. are allowed to maximize connectivity, given the site or off site constraints, or off site road connections or road stubs, eg. Greenfield Ave., 26th Ave., etc.
p 4-14	15.42.030 D.2.a	reverse frontage lots	1) This paragraph includes a description of reverse frontage lots that expands upon the existing definition in 15.30.180. Move the extra verbiage to the 15.30.180 definition? 2) ... ***back up to*** *the other...* Clarify? Use have their rear lot line at the other street?
p 4-14	15.42.030 D.2.b	subdivision design	*...back up to the other...* Clarify? Same as above.
p 4-18	15.42.040 E	parks and open space	clarify. This section refers to a park ...*shall maintained by land owner(s) unless the city or other public authority accepts* ***and*** *offer of dedication...* 1); delete **parks**. Parks, by definition in 15.13.160 are under public ownership. 2) it's unclear what another 'public authority' would be. Kittitas Co. has no parks; State Parks only has the John Wayne Trail and would be unlikely to accept any other properties. 3) ...***and*** *offer of dedication... typo, should be 'an '*
p 4-21	15.42.050 D.2	pedestrian only lots	1) ...with a 5-foot minimum private sidewalk... 2) ...*the* ***sidewalk*** *... will need to meet Fire Code Fire appatatus access road standards...* should be access driveway
p 4-22	15.42.060 C	subdivision approval	... sanitary waste facilities... should be sanitary wastewater facilities.
p 5-6	figure 15.50.020	site development	figure makes reference to 'Section 3 of city standards' to determine if street improvement are required; it's actually in city code section 4.06.060 D.3
p 5-9	table 15.51.030	street frontage type descriptions	1) ...*Buildings place at* ***back edge of sidewalk*** ... The back edge of city sidewalk is rarely the front property line. The distance varies from 0 feet (in the CBD) to approximately 15 feet behind the back of city sidewalk to the right of way line. Need to use right of way line, typical all this chapter. 2) Storefront Street buildings are to be placed at the 'back edge of sidewalk'; however different underlying zoning may conflict (eg at University & Chestnut, which has CC zone with no setbacks and C-H zone, with 10' setback required.)
p 5-10	figure 15.51.040(A)	street type legend	add all other in front of *Landscape Street* , similar to figure 15.51.040(C)
p 5-11	figure 15.51.040(B)	street type legend	add all other in front of *Landscape Street* , similar to figure 15.51.040(C)
p 5-15	15.51.050 B.1	storefront building frontage	...*widened sidewalk area...* It's unclear what this means. A substantial amount of the proposed storefront streets are in the historic CBD, where the back of wide public walk is the right of way line. Is the 'widened sidewalk area' meant to include an area of private walkway directly adjacent with & parallel to the existing public walk? Other areas of the proposed storefront streets at the outer edges of the historic CBD have a gap between the back of walk and the right of way, often with planting areas eg. all 3 street frontages at Safeway.
p 5-15	15.51.050 G	storefront projections	1) ...*don't interfere with* ***street trees*** ... ; should include street lights, street signs, etc. 2) ...*weather protection at least 3 feet deep...* Doorways in storefront streets should have recessed entries so that the door does not swing out into the public walk. Does a recessed entry qualify for weather protection?
p 5-16	figure 15.51.050(B)	storefront street standards - tree pits	Note: **individual** tree planting **pits** are not ideal for optimal tree growth, since they do not provide enough soil volume for large stature trees. Continuous tree planters are better for tree growth & health. Similar to above noted, a substantial amount of the proposed storefront streets are in the brick paver CBD, where street trees are planted and maintained by the city, and the city repairs any infrastructure damage eventually caused by the tree roots. Other locations of proposed storefront streets are beyond the brick paver CBD, and the adjacent property would be responsible to repair any infrastructure damage eventually caused by the tree roots. Should the City require a maintenance agreement from the developer and successors to 1) repair any city infrastructure damage caused by developer trees planted in the right of way and 2) water and maintain, perform pruning per ISA standards, replace dead & dying trees?
p 5-18	15.51.060 C.5	Secondary street standards - tree pits	...all areas between the **sidewalk** and the building... The figure also shows trees in small planter pits in the right of way, behind the curb line. See above under maintenance of developer planted street trees.
p 5-18	figure 15.51.060(A)	Secondary Street standards - tree pits or planter strips	see above regarding **individual** tree planting pits. Trees do much better in the larger planting areas behind the sidewalk, (eg. all 3 street frontages at Safeway) where they have more soil volume, and it reduces the incidences of infrastructure repair that the adjacent property might incur.

p 5-20	15.51.080 F	Landscape Street standards - tree pits or planter strips	...all areas between the sidewalk and the building... similar to above, the figure also shows trees in planter strips in the right of way. Currently the city repairs sidewalks in residential areas that are damaged by tree roots, whether the trees are in the right of way or on private property. Should the City require a maintenance agreement from the developer and successors to 1) repair any city infrastructure damage caused by developer trees planted in the right of way and 2) water and maintain, perform pruning per ISA standards, replace dead & dying trees? Should the City have ordinance to prohibit any tree planting (or allow to grow, eg Siberian Elm volunteers) within 5 feet of back of sidewalk?
p 5-21	15.51.090	Gateway street standards	this section should be moved to before Landscape Street standards, section 15.51.080. (higher standard of frontge improvements, and consistent with ranking in the figures for Street Type Designation)
p 5-21	15.51.090	Gateway street standards	*...all areas between the **sidewalk** and the building...* Same comments as above. Street Trees in developer planter strips need maintenance agreement
p 5-31	15.52.040 B	**internal** access and design	*...all buildings shall have clear pedestrian access to **the sidewalk** ...* access to a sidewalk and/or walkway?
p 5-32	15.52.040 D	Parking lot pathways	*...A **paved** walkway **or sidewalk** ...suggest* hardsurfaced *walkway & delete ' or sidewalk'*
p 5-33	15.52.040 E entire section	Internal walkway widths	1)*...**Street** trees ...* revise to Private trees 2)*...placed in **grates** ...* OK if developer wants to use grates; I suggest adding or areas or planting pits (used without grates) 3) *planting **strips...*** revise to areas
p 5-34	figure 15.52.040	Internal walkway widths	illustration at top of figure uses 44" dimension; ADA standard is 48"
p 5-34	15.52.040 F	Internal pedestrian crossings	*...material across driveways...* Revise to internal driveways
p 5-35	15.52.050 B.1	internal vehicular circulation	...Multifamily and non-residential developments shall comply with applicable block design as set forth in ECC 15.42.020... The adjoining properties may not want neighbor property access through their property, because of security or liability reasons eg. Jack Piper apartment complex next to Yellowstone/River streets.
p 5-39	15.52.070 B	tree trimming	*1)...trees...* revise to both private trees and developer planted street trees 2) *...trees...should generally be trimmed up to the 8-foot level...* suggest use of Arboriculture terminology. Trees ...should have their crowns raised to the 8-foot level.
p 5-40	15.52.080 C	streetscape amenities	*...project sites adjacent to sidewalks that were **recently** constructed or upgraded by the city...* Use paver stone district per code 4.14.120? How recent is "recently"?
p 5-41	15.52.080 C.2	streetscape amenities	*...designated pedestrian-oriented streets...* ?? Definition? Aren't all streets to be pedestrian-oriented? Buildings on Storefront streets are to be placed at the 'back of walk', so any street amenities would have to be placed in the right of way. Would a Street Use Permit be required? Would those objects *...obstruct pedestrian movement...* and be prohibited per 15.52.080 C? Minimum of 4 feet for ADA for areas of narrower sidewalks, with larger minimum width for higher pedestrian traffic CBD?
p 5-42	figure 15.52.080	examples of streetscape amenities	figure includes photo of tree grates (not recommended)
p 5-62	15.54.020 D	driveway standards	section conflicts with existing Section 3 city standards, and tandem parking permitted for only single family residences, Section 6 city standards
p 5-63	15.54.030	duplex & triplex design	section conflicts with existing Section 3 city standards, and tandem parking permitted for only single family residences, Section 6 city standards. Triplex has no definition. Triplex = multifamily?
p 5-69	15.54.050 H.7	cottage driveway location	*...No more than one driveway per cottage cluster shall be permitted...* This conflicts with current cottage proposal on Pfenning road, that has a looped driveway.
p 5-72	15.54.060 B.3.b	townhouse planting areas	1) *...provide a **street** tree ...* revise to private and/or Street tree 2) Street Tree list - Yes, the city has an approved street tree list. However, developers are not required to use the Street Tree list for private tree plantings.
p 5-76	figure 15.55.030(A)	SF/duplex/townhouse off-street parking spaces	section conflicts with tandem parking permitted for only single family residences, Section 6 city standards
p 5-80	15.55.030 E.5	bicycle parking in R/W	*...Bicycle parking utilizing the street R/W shall refer to public works development standards...* No such standard in the development standards

p 5-80	15.55.030 H	on-street parking counted	*... On-street parking immediately adjacent to the property may be counted towards the parking requirements for non-residential uses.* ... 1) This may be OK for streets with untimed parking. However, there are many areas of timed parking. 2) Public parking spaces should not be claimed for exclusive use by the adjoining property. 3) the City periodically receives requests to change on street parking times or even eliminate some on street parking. 4) does allowing one parcel that has available on street parking to use that parking (and not have to provide off street parking), while requiring another parcel that does not have available on street parking (and thus has to provide off street parking) constitute unfair treatment?
p 5-82	15.55.040 D	on-street parking maintenance	The section refers to a ... *review and recommendation by the public works department....* No mechanism currently by PW for parking lot enforcement.
p 5-84	15.55.060 C	on-street loading spaces	*...on street loading zones upon approval of the* ***public works director*** ... 1) revise this section. All changes in on street parking, including loading zones, require City Council permission. 2) should the City's cost to install the post and sign be charged to the applicant?
p 5-84	15.55.060 C	on-street loading spaces	Note: usage of loading zones can be damaging to street trees planted next to the curb line, eg Dolartree loading zone on 5th Ave.
p 5-85	15.55.070 C.1	fire lane standards	*...for...fire lane standards, see* ***Section 6 Parking Standards*** ... Fire lane requirements per the Fire Code & department, not PW.
p 5-86	15.56 Signage	Signage	is it the intent to re-write all of chapter 3.12? This section deletes/does no have reference to sign permits, save harmless agreement for overhanging signs, etc.
p 5-94	15.56.080	projecting signs	see city code section 3.12.220 regarding save harmless agreement for overhanging signs, etc.
p 5-95	15.56.090	marquee & awning signs	see city code section 3.12.220 regarding save harmless agreement for overhanging signs, etc.
p 5-96	15.56.100	under canopy signs	see city code section 3.12.220 regarding save harmless agreement for overhanging signs, etc.
p 5-96	15.56.120	A-frame & standing signs	see city code section 3.12.220 regarding save harmless agreement for overhanging signs, etc.
p 5-99	15.56.140	Electronic signs - P-R zone	1) *...allowed in the P-R zones* ...<if> *...owned by* ***a municipal corporation*** ... use City of Ellensburg? 2) list does not include Kittitas County
p 5-104	15.57.020	landscaping	*...The standards herein apply to non residential and multifamily development...* Include a provision including residential subdivisions, if the intent is to have street trees in planter strips?
p 5-105	15.57.030 A	plant material standards	1) ... *New landscaping materials shall include species native to eastern Washington...* Note: there are only a few trees native to eastern WA that are on the Street Tree List. 2) *...or non invasive* ***naturalized*** *species that* ***have*** *adapted to ... eastern WA...* I suggest deletion of 'naturalized'. There are hundreds of Siberian Elm in town - they are not on the State invasive plant list, but are certainly able to propagate themselves without human intervention. I suggest 'species that are adapted to'...
p 5-105	15.57.030 B.1	tree standards	revise most of section - this section should use American Standard for Nursery Stock (ANSI Z60.1) language. Caliper measurement for trees up to & including 4" are measured at 6 inches (not feet) above ground, etc.
p 5-105	15.57.030 B.2	tree standards	revise most of section - this section should use American Standard for Nursery Stock (ANSI Z60.1) language. Caliper measurement for trees up to & including 4" are measured at 6 inches (not feet) above ground, etc.
p 5-105	15.57.030 B.3	tree standards	1) ... *required* ***evergreen*** *trees...* revise to private evergreen trees. There are no evergreen trees on the city's Street Tree List (for use in the R/W). 2) *...minimum of* ***6*** *feet in height...* the dimension conflicts with figure 15.57.050(A), which shows 5 feet minimum
p 5-105	15.57.030 B.4	tree standards	*Washington Certified Professional Horticulturalist (CPH)* - Note: there are no Kittitas or Yakima County members of this organization. The only eastern WA County listed is Spokane Co.
p 5-106	15.57.030 E	soil augmentation, mulching, berm slopes, etc	who is supposed to be the landscape inspector for verify this section?
p 5-106	15.57.040	Street Trees	need to add All Street Trees shall comply with city code 4.36 and applicable PW standards.
p 5-106	15.57.040 A	landscaping types	*Type A landscaping...shall minimally consist of...between 70 and 90 percent* ***evergreen*** *trees...* Note: as already noted, there are no evergreen species on the approved Street Tree List. However, developers are not required to use the Street Tree list for private tree plantings.
p 5-107	15.57.040 B	landscaping types	Type A landscaping...shall minimally consist of...at least 30 percent **evergreen** trees... see above
p 5-108	15.57.040 C	landscaping types	*Type C landscaping...shall minimally consist of...at least 70 percent deciduous trees...* there is no stated percentage of **evergreens**

p 5-109	15.57.050 B.3.e	internal parking lot landscaping	*...trees along internal parking lot pathways may be placed in* ***tree grates*** *...* A tree pit is where the tree is placed in; a tree grate is a metal surface covering. Tree grates are not recommended. See comments above for Page 4-5. However, developers are able to use them on **private property** if they wish. I suggest using tree pit (with or without tree grates)
p 5-109	15.57.050 B.3.g	internal parking lot landscaping	*...**Canopy type** trees shall be used* . ?? Canopy type needs clarification. Large stature trees?
			dictionary definition: >> c : a protective covering: as *(1)* : the uppermost spreading branchy layer of a forest
p 5-111	15.57.060 B	landscaping installation & maintenance	who is supposed to be the landscape inspector for verify this section?
p 5-111	15.57.060 C	landscaping installation & maintenance	another reference to *Certified Professional Horticulturalist*
p 5-111	15.57.060 D	landscaping maintenance	1) who is supposed to be the landscape inspector for verify this section? 2) add a provision for subsequent owners to maintain the landscape (not just original developer or building occupant)
p 5-111	15.57.060 D.1	landscaping maintenance	*...or obstruct sight distance at intersections* .... Add and driveways.
p 5-111	15.57.060 D.4	landscaping maintenance	*All required landscaping that is located within the public right of way shall be maintained by the abutting property owner.* Need to add except those street trees that are planted and maintained by the city.
p 5-111	15.57.060 E	irrigation standards	...**All** required landscaped areas.... Too restrictive? What about mulch areas with no plants, or decorative rock areas? Delete the word **all?**
p 5-111	15.57.060 E.1	irrigation standards	*...permanent irrigation system...installed & operational before a occupancy permit....* Too restrictive? What about option of bonding for improvements?
p 5-111	15.57.060 E.3	irrigation standards	*...irrigation system* ***will not*** *serve the landscape area...* ?? Wording unclear. Is it intended to say ...irrigation system will not **be required** serve the landscape area...
p 5-119	15.58.050 C	lighting standards	*Subdivision plats. If any subdivision proposes to have installed street or* ***other common or public area outdoor lighting*** *,... such lighting ... shall comply with the most current version of the city of Ellensburg public works development standards....* There are presently no PW standards for common or public area outdoor lighting