

**CITY OF ELLENSBURG**    **Minutes of Council Meeting, Regular Session**  
**Date of Meeting**            **October 7, 2013**  
**Time of Meeting**            **7:00 p.m.**  
**Place of Meeting**            **Council Chambers, 501 North Anderson Street**

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

Others present were City Manager Barkley; City Attorney Weiner; City Clerk Reno; Community Development Director Smith; Energy Services Director Dunbar; Planning Supervisor Bailey; Building Inspector Doobovsky; and approximately 13 members of the audience.

**Proclamations**

Mayor Tabb read the proclamation for Public Natural Gas and Power Week.

Motion to authorize Mayor to sign the proclamation. Miller  
Affirmed

Mayor Tabb read the proclamation for Statement of Support for the Guard and Reserve.

Motion to authorize Mayor to sign the proclamation. Lillquist  
Affirmed

**Agenda Approval**

Motion to approve the agenda. Lillquist  
Affirmed

**Consent Agenda**

Items listed under the Consent Agenda were distributed to Councilmembers in advance for study and were enacted by one motion with separate discussion to the extent any items were removed from the Consent Agenda at the request of a Councilmember.

Motion to approve the Consent Agenda as follows: Lillquist

- A. Approve Minutes – September 16, 2013, Regular Session
- B. Acknowledge Minutes of Boards and Commissions
  - (1) Arts Commission – June 13, 2013 and July 11, 2013
  - (2) Landmarks & Design Commission – September 17, 2013
  - (3) Library Board – June 11, 2013 and July 9, 2013
  - (4) Parks & Recreation Advisory Commission – August 7, 2013
- C. Authorize the City Manager to Sign the Franchise Extension Agreement with Charter Communications
- D. Authorize the City Manager to Sign Agreement Amendment to Electric Substation Design Professional Services Agreement
- E. Accept Resignation from Nancy Clarke, Environmental Commission, and Authorize Mayor to Sign Letter of Appreciation
- F. Approve University Way Banner Request for Cyber Security Awareness Month from October 13, 2013 to October 27, 2013
- G. Approve Noise Waiver Application for ASCWU-BOD for October 9, 2013 from 7:00 p.m. to 9:00 p.m. for Wellington’s Wildfire – School Spirit Event
- H. Approve Street Closure Application for CWU Homecoming for Walnut Street in front of Tomlinson Grandstand Parking on October 12, 2013 from 9:00 a.m. to 2:00 p.m.

- I. Authorize Mayor to Sign Easement with Kittitas County
- J. Approve University Way Banner Request for Ware Fare from November 18, 2013 to December 8, 2013
- K. Accept Bid Call 2013-22 -- Greenfield Waterline Connection as Complete
- L. Amend the 2013 Budget by Increasing Expenditure Line Item 001-017-558-60-41 -- Land Use Professional Services by \$30,000 and Increasing Expenditure Line Item 001-017-558-60-31 -- Land Use Supplies by \$3,000
- M. Award Bid Call 2013-18 -- URD Cable Purchase to WESCO Distribution for \$78,264.14 for Okonite Cable
- N. Award Bid Call 2013-02 -- Electrical Distribution Transformers to the Lowest Evaluated Bidder, General Pacific, for Schedule A for the Quoted Purchase Price of \$7,296 Plus Tax
- O. Approve the Receipt of Three Grants in the Total Amount of \$12,552 for the Library
- P. Claims Fund Voucher Numbers 114952 Through 115206 in the Amount of \$826,417.14, ACH Direct Payments in the Amount of \$1,312,117.78, Payroll Fund Check Numbers 86586 Through 86657 in the Total Amount of \$81,691.10, Direct Deposit in the Amount of \$209,017.40, and Electronic Fund Transfer of \$3,625.00. Affirmed

**Public Hearing -- Comprehensive Plan Amendments**

Mayor Tabb opened the public hearing to consider the proposed Comprehensive Plan amendments.

Planning Supervisor Bailey summarized the agenda report.

There being no further testimony, Mayor Tabb closed the public hearing.

Motion to direct staff to prepare an ordinance for the docketed Comprehensive Plan amendments. Lillquist Affirmed

**Proposed Ordinance Adopting the 2012 Wildland Urban Interface Code**

The proposed ordinance would adopt the 2012 Wildland Urban Interface Code.

Dave Whitwill, representing the Central Washington Home Builders Association, spoke in opposition to the proposed ordinance.

Motion for first reading of Ordinance No. 4651. Scheffer  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON, RELATING TO CHAPTER 3.03 "FIRE CODE AMENDMENTS" AND AMENDING SAID CHAPTER BY ADDING A NEW SECTION 3.03.060 TO ADOPT THE MOST CURRENT EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, INCLUDING ADOPTED APPENDICES A, B AND C.  
Affirmed (Lillquist -- no)

Council requested a flow chart of what this would look like from a permit perspective.

**Consideration of an Operating Agreement between the City of Ellensburg and HopeSource to Operate Central Transit**

Staff handed out a revised agreement with HopeSource and stated the agreement needs to be revised again to correct some scrivener's errors.

Motion to approve the operating agreement with HopeSource as presented with correction of scrivener's errors and authorize the Mayor to sign the agreement. Elliott Affirmed

Council took a brief recess at 7:51 p.m. and returned to the meeting at 8:03 p.m.

**Draft Final Land Development Code Update – Review of Comments**

At Council's September 3, 2013 regular meeting, staff was directed to incorporate all of Council's consensus direction to date into the Draft Final Land Development Code and to release a clean draft (identified as the *September 11, 2013 Revised Final Draft*) for a written public comment period that ended on September 27, 2013. Council further directed staff to bring all timely received comments back to the October 7, 2013 regular Council meeting for Council discussion and further direction.

The comments are identified by reference number below:

1. Department of Ecology, August 29, 2013 comment letter requesting certain changes to the City's Critical Areas Code.

STAFF RESPONSE: The Critical Areas Code has never been part of the current Land Development Code update project. It will be addressed as a separate update project in 2014.

Motion to send a letter to Ecology thanking them for their comments and Elliott advising them that the Critical Areas Code is not being amended at this time and will be reviewed in 2014. Elliott  
Affirmed

2. Washington Commerce Department, September 13, 2013 e-mail trail advising that the required 60-Day Notice to State Agencies of Intent to Adopt New Development Regulations has passed. Staff did not receive any comments from State Agencies other than the Department of Ecology comment letter in #1 above. No Council action or direction was required.

3. David Miller September 9, 2013 comments

Council discussed the comments and staff responses.

4. Steve Lathrop September 17, 2013 comments

Council discussed the comments and staff responses.

5. Nancy Lillquist September 23, 2013 comments

Council discussed the comments and staff responses and the following direction to staff:

Section 15.310.040 – this is a non-issue and if further discussion is needed on business parks it would go back through the process of a Comprehensive Plan amendment.

Section 15.420.030D – staff will contact the Land Use Attorney for a definition of a Homeowner's Association.

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6. Steve Willard September 26, 2013 email comments

Council discussed the comments and staff responses and the following direction to staff:

Staff will work with the Public Works Director and City Attorney or Land Use Attorney to consider a shift from "direct access" to "legal access".

7. **Anthony Aronica** September 27, 2013 comments.

Council discussed the comments and staff responses and the following direction to staff:

Section 15.410.020:

Staff is still researching the initial comment regarding whether or not infill on an arterial would be required to build the street to the proposed new arterial standards or to the standard that the arterial currently is constructed to. Staff will discuss this with Public Works to perhaps arrive at some amendment language.

Section 15.540.020 C.2:

Council requested staff include departure language to provide flexibility for single-family.

8. **Marlene Pfeifer** September 27, 2013 comments

Staff responded that the comments were too general for staff to comment on.

9. **Toby Williams** September 27, 2013 comments

Staff responded that the comments were too general for staff to comment on.

10. **Judy Jacobs** September 27, 2013 comments

Staff responded that the comments were too general for staff to comment on.

Council discussed how density is calculated and whether it is on the gross acreage or the net acreage. Council requested staff look at gross for maximum and net for minimum.

11. Steve Lathrop September 27, 2013 comments

Council discussed the comments and staff responses and the following direction to staff:

Under the retail super scale CT and CH Zones where retail and commercial are conditionally permitted, Council requested staff add the language recommended by the consultant to add a footnote that these super scale retail are conditionally

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permitted only as part of a regional retail commercial project.

12. Chamber of Commerce September 27, 2013 comments

Council supported the recommendations made by the Chamber of Commerce.

13. Steve Willard September 27, 2013 comments

14. Karen Raymond comments

Council discussed the comments and requested a list of trees from the Arborist.

**Manager's Report**

**Set Public Hearing**

Motion to set a public hearing for October 21, 2013 to consider the rezone request submitted by Friends of the Northern Pacific Railroad to rezone the Depot from I-L to CC-II. Scheffer  
Affirmed

**Adjourn**

Motion to adjourn at 11:05 p.m.

Scheffer  
Affirmed

  
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Mayor

ATTEST:

  
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City Clerk