ROLL CALL was answered by Councilmembers Barry, Bassett, Bennett, Collins, Sowards, and Mayor Perrie.

Others present were City Manager Barkley, City Attorney Pidduck, City Clerk Reno, Public Works Director Akers, Energy Services Director Titus, Senior Planner Smith, Associate Planner Eyerly, Daily Record Reporter Halliday and approximately 17 members of the audience.

PROCLAMATIONS

Mayor Perrie read a proclamation for National Recreation and Parks Month.

Authorize Mayor to sign proclamation. Bassett

Affirmed

AGENDA APPROVAL

Approve agenda with addition of letter received tonight from Debbie Strand, Phoenix Barry Group. 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.

Approve the Consent Agenda as follows: Barry

A. Approve Minutes - July 2, 2001, Regular Session

B. Acknowledge Minutes of Boards and Commissions

(1) Parks and Recreation Commission - May 9, 2001

(2) Downtown Task Force - June 8, 2001

(3) Parks and Recreation Commission - June 13, 2001
(4) Cable T.V. Commission - June 26, 2001

(5) Arts Commission, June 26, 2001

Approve Banner over Eighth Avenue for Army ROTC from July 17 to July 31, 2001

Approve Banner over Eighth Avenue for United Way from October 1 to October 15, 2001

Authorize Budget Expenditure for Lions/Mt. View Park ADA Sidewalk Project

Approve Kittitas County Fair Board's Requests for Labor Day Weekend

Accept Grant of $556.53 from Alcohol Drug Dependency Service Program for Purchase of a New Digital Camera for the Youth Unlimited Program

Authorize Mayor to Sign Contract Amendment with Gray and Osborne for Airport Well Project

Approve Request for Temporary Trailer for Terrell Investment Company at 801 Prospect Street Until August 27, 2001

Authorize Mayor to Sign Contract Extension with The Lewis Architects to Complete the Schematic Design Phase for the Library Expansion

Authorize Mayor to Sign Agreement for Digital Images LSTA Grant for the Local History Photo Collection

Authorize Library Director to Sign Agreement and Implement LSTA Grant for Core Early Learning Collection

Approve the Final Rafter JP Short Plat

Approve Closure of Fourth Avenue Between Pearl and Pine Streets from 6:00 a.m. Until 2:00 p.m. on July 28, 2001 for Farmers’ Market

Approve July 16, 2001 Claims Fund Voucher Numbers 49321 Through 49542 in the Total Amount of $669,768.73 and Payroll Fund Check Numbers 40895 Through 41326 in the Total Amount of $634,353.26. Affirmed

LETTER FROM PHOENIX GROUP
Debbie Strand, Phoenix Group, was present to request the City Council consider allowing a pharmaceutical distribution center to enter into a lease agreement with the Ellensburg Business Incubator. This proposed business does not meet the original Incubator guidelines. The lease rate would be the market rate of 42 cents a square foot for three years.

Make a waiver to the lease agreement to allow a one time use for a distribution company. Bennett

Affirmed

CITIZEN COMMENT ON NON-AGENDA ISSUES

Mike Williams, Kittitas County Action Council, requested Council authorize letters of support for the FTA 5311 and FTA 5310 transportation grants.

Waive rules in order to act on this item at this time. Bassett

Amend to waive rules on non-agenda items and allow action on future requests. Perrie

Motion died for lack of a second.

Vote on main motion. Barry (no)

Bassett

Bennett (no)

Collins (no)

Sowards

Perrie (no)

Motion defeated.

ORDINANCE NO. 4286 - ZONING CODE AMENDMENT FOR HOME OCCUPATIONS

The Council held a public hearing on July 2, 2001 to consider zoning code amendments to make home occupations in all residential zones permitted uses with first having staff mail out public notices to property owners within 300 feet. Ordinance No. 4286 was given first reading at the July 2, 2001 meeting.

Amend ordinance to reflect changes to letters designating subsections. Barry

Affirmed

Read for the second time, Ordinance No. 4286. Barry

Adopt Ordinance No. 4286. Barry

Barry
Bassett
Bennett
Collins
Sowards
Perrie

Motion approved.

ORDINANCE NO. 4287 - MUNICIPAL PARKING LOT AMENDMENTS

Ordinance No. 4287 was given first reading at the July 2, 2001 meeting and proposes amendments to Chapter 8.28 of the Ellensburg City Code relating to the municipal parking lot at Third and Main.

Read for the second time, Ordinance No. 4287. Barry

An ordinance of the City Council of the City of Ellensburg, Washington, amending the Ellensburg Municipal Code relating to public parking lots, amending Chapter 8.28 by renaming it “municipal parking lot”, and amending Section 8.28.04. Affirmed

Adopt Ordinance No. 4287. Barry

Barry
Bassett
Bennett
Collins
Sowards
Perrie
Motion approved.

ORDINANCE NO. 4288 - ELECTRIC RATES

With the Bonneville Power Administration (BPA) raising rates this October, the City will need to increase its retail electric rates no later than October. The proposed ordinance would increase all rate schedules by 10 percent and was given first reading at the July 2, 2001 meeting.

Read for the second time, Ordinance No. 4288. Barry


Adopt Ordinance No. 4288. Barry

Barry

Bassett

Bennett

Collins

Sowards

Perrie

Motion approved.

PROPOSED AIRPORT OVERLAY ZONE ISSUES

As a result of the joint City/County public hearing on July 9, 2001, residential land use density in Urban Growth Areas (UGA) affected by airport zoning has been placed on this agenda for additional discussion. Consensus seemed to develop at the hearing among council members to examine several issues including: 1) Using the word “airport” in any overlay zone that contains the residential density and performance standards intended to protect the operations of the airport. This terminology along with the plat note would replace the requirement for an avigation easement. 2) Whether or not there is adequate information to support a Council decision to retain the one unit/acre density upon annexation of the City from the unincorporated airport overlay zoned area. 3) Some alternative to the straight one-unit/acre density should be considered such as “clustering” that would allow additional units as a bonus. Such bonus should not result in a final project density exceeding a range of 3-5 units/acre.

Direct staff to develop ordinance that proposes maximum density of five units/acre and Sowards
propose clustering language.

Motion died for lack of a second.

Give direction to staff to inform County Commissioners to have three dwelling units/acre Bennett with change in wording in zoning to incorporate the word “airport” and add note on plat.

Council discussed that this would include all of the unincorporated area involved in the Airport Overlay Zone.

Shan Rowbotham, 5461 Look Road, stated this proposed density could close the airport and urged Council not to consider any “clustering credits”.

Vote on motion. Affirmed

CENTRAL WASHINGTON PARK FOUNDATION WEST ELLENSBURG PARK EXPANSION PROPOSAL

The Central Washington Park Foundation (CWPF) is ready to proceed with Phase I development of the West Ellensburg Park Expansion Project. The CWPF is requesting Council’s approval of the project conceptual design and authority to proceed with project development. Staff understands the request to include the following: 1) Authorization to access the property for the purpose of constructing the first four ball diamonds. 2) Provision of a water service meter, construction of the main water line, and installation of power service through the ball diamond development area. 3) City administration and oversight of the design, construction, and funding of the necessary entrance road, parking facilities, and trails using park development impact fees. There is approximately $360,000 available in the park impact fees budget that is not already allocated to the McElroy Park project.

Jeff Greear, representing Central Washington Park Foundation, presented the conceptual plan for the park. He indicated the Park Foundation may not be developing the entire park, but plans to work with other groups to develop it.

Direct staff to follow the recommendations from staff as follows: Bassett

In order to provide the widest possible opportunity for community input and provide direct notification to West Ellensburg residents, direct staff to work with the CWPF to conduct a public open house to present the park development proposal.

Direct staff to work with the CWPF and the property owner affected by the proposed park entrance to resolve issues, and if necessary, acquire property necessary for the park entrance.

Authorize expenditure of, and set the maximum amount of park impact fees to be dedicated to civil design, construction of the entrance road, construction of the parking improvements and trails,
installation of requested utilities, and acquisition of property if necessary for construction of the park entrance.

Direct staff to negotiate a contract for the necessary design work and return the contract for Council ratification.

Authorize the construction of the ball diamonds by the CWPF after execution of a volunteer agreement and subject to resolution of entrance road issues.

Allow use of funds up to $360,000 for this development.

Ron Brecken, member of Parks and Recreation Commission, speaking for himself, stated he is concerned with allocating all of the funds now for this project before the Parks and Recreation Comprehensive Plan is updated. The City has hired a consultant for $25,000 to complete this plan which should be done by October.

Council discussed that the plan for the Central Washington Park Foundation has been approved for quite some time and the consultant was hired to look at the remainder of the property.

Jack Piper, University Place Partnership, stated as a developer that has paid park impact fees, he supports the trail in the park and to the university.

Vote on motion. Affirmed

QUIT CLAIM DEEDS FOR CITY SHOP PROPERTY

Recent land survey work adjacent to the City shop property identified a number of boundary line encroachments. Quit claim deeds have been prepared to adjust property boundaries. Council action to approve the deed adjustments is requested.

Authorize Mayor to sign the quit claim deeds on the City’s behalf subject to execution of Bennett similar documents by the adjacent owners. Affirmed

SUPPLEMENTAL BUDGET REQUEST FOR DEFIBRILLATORS

The Fire Department is requesting $15,188.95 be made available through the supplemental budget process for the purchase of two 12 lead EGC/defibrillators and one automatic defibrillator.

Approve supplemental budget request in the amount of $15,188.95 for the Fire Department. Barry Affirmed

SET AREA FOR WILSON ANNEXATION - 1607 N. B STREET

The City has received a request for annexation from P. C. Wilson and Pamela S. Wilson for one lot of
record on North B Street. The lot is part of an unincorporated island within the City. The City must identify that area which will be considered for annexation by the Planning Commission and Council in subsequent meetings and a public hearing.

1) Set the annexation area as the Wilson property, legally described as Lot 1 of Barry Mundy’s Short Plat and the adjoining portion of the SW ¼ of the NE ¼ of Sec. 35, T18 N, R18 E, W. M. Kittitas County WA.

Confirm the City’s intent to consider the annexation and schedule the public hearing date for August 20, 2001.

Requirement 1: Require the property’s use to comply with the City’s Comprehensive Plan.

Requirement 2: Require the property to assume its share of City indebtedness and any LID or public utility installation costs in which it did not originally participate.

Requirement 3: Refer the petition to the Planning Commission for its recommendation on the annexation and zoning.

Affirmed

SET AREA FOR WALTERS ANNEXATION - 1900 N. WATER STREET

The City has received a request for annexation from Franklin and Rosalie Walters for a 1.17-acre parcel at 1900 North Water Street. The parcel, along with the Ellensburg Water Company’s Town Ditch, forms an unincorporated island within the City. The City must identify the area which will be considered for annexation by the Planning Commission and Council in subsequent meetings and a public hearing.

Set the annexation area as the Walter property, legally described as Parcel 3 of Barry Mundy’s Short Plat and the adjoining portion of the SW ¼ of the NE ¼ of Sec. 35, T 18 N., R 18 E. and approximately 350 feet of the Ellensburg Water Company’s Town Ditch.

Confirm the City’s intent to consider the annexation and set the public hearing date for August 20, 2001.

Requirement 1: Require the property’s use to comply with the City’s Comprehensive Plan.

Requirement 2: Require the property to assume its share of City indebtedness and any LID or public utility installation costs in which it did not originally participate.

Requirement 3: Refer the petition to the Planning Commission for its recommendation on the annexation and zoning.

Affirmed

MANAGER’S REPORT
The items in the report were discussed and no action was taken.

COUNCILMEMBERS’ REPORTS

Public Works UPWP Grant

Councilmember Barry stated Quadco increased its funding for the sign retroreflectometer so it should be fully funded now.

Signs in Windows

Councilmember Bennett requested staff bring back an ordinance at the next meeting addressing signs in windows.

Residential Parking Zone

Councilmember Bennett requested to be included in the discussions with Central Washington University regarding the Residential Parking Zone.

ADJOURN  Adjourn at 9:37 p.m. Barry

Affirmed

Mayor

Attest:

City Clerk