ROLL CALL was answered by Councilmembers Bassett, Carlson, Collins, Lillquist, and Mayor Barry.

Councilmember Perrie requested an excused absence at the previous meeting.

Others present were City Manager Barkley; City Attorney Pidduck; City Clerk Reno; Public Works Director Akers; Community Development Director Witkowski; Senior Planner Caspar; Executive Assistant Gigstead; and approximately 50 members of the audience.

AGENDA APPROVAL

Approve agenda. Bassett

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: Bassett

A. Approve Minutes – January 20, 2004, Regular Session

B. Acknowledge Minutes of Boards and Commissions

(1) Cable Television Commission – December 17, 2003

(2) Landmarks & Design Commission – January 6, 2004

(3) Library Board – January 13, 2004

C. Award Bid Call 2004-01 – Backhoe/Loader 4x2 to Central Machinery for $53,253.20 and Approve Case 580K Backhoe for Trade-In

D. Award Bid Call 2003-50 – Electrical Substation Maintenance to EC Company for $31,195 Plus the Replacement Cost of Contacts as Needed

E. Award Bid Call 2003-49 – Video Cameras to B & H Photo – Video Corp.
F. Accept Bid Call 2003-08 – Electrical Underground Distribution Project as Complete

G. Adopt Resolution No. 2004-01 – Relating to Investments

H. Authorize Mayor to Sign Amended Agreement with the City of Kittitas for Ambulance Back-up

I. Accept Resignation from Claire Edna Hurrey, Arts Commission and Authorize Mayor to Sign Letter of Appreciation

J. Approve February 2, 2004 Claims Fund Voucher Numbers 63769 Through 63924 in the Total Amount of $1,385,302.32 Affirmed

**BOARDS AND COMMISSIONS APPLICATIONS**

Bryan Bachman-Rhodes was present to speak on his interest in serving on the Planning Commission.

**CITY COUNCIL APPLICANTS INTRODUCTIONS AND POSSIBLE APPOINTMENT**

The following City Council applicants were present: Delores Gonzalez, David Hinchliff, Mark Michael, Larry Nickel, Jani Niner, and Donald “Obie” O’ Brien. An appointment may be considered at the next meeting.

**MEMO FROM DOWNTOWN TASK FORCE REGARDING PARKING LETTER**

The Downtown Task Force recommends a letter be given out along with downtown parking tickets that informs downtown business owners and employees about the cost to businesses of using downtown parking spaces.

Council requested staff to bring back a draft letter and sample flyer at the next meeting.

**CITIZEN COMMENT ON NON-AGENDA ISSUES**

Dorothy Stanley, 201 East 9th, Ellensburg, commented on the Council meeting held last Monday about street corridors and recommended Council discuss this issue at its February 27 retreat.

**PUBLIC HEARING - SUN RIDGE PLAT – NORTH EXTENSION OF WATER AND ELLINGTON STREETS**

Mayor Barry opened the public hearing to consider the Sun Ridge Plat located north of the extension of Water and Ellington Streets. Mayor Barry asked the council members the standard questions to determine if a conflict of interest or appearance of fairness violation existed. No council member had any conflict of interest or appearance of fairness issues to disclose.

Senior Planner Caspar summarized the agenda report. The City received a request from Huibregtsen, Louman, and Associates for a 112 lot plat that is owned by SR Development and zoned Residential Suburban. Senior Planner Caspar entered a letter and petition dated 1-17-04 from the residents of
Ellington Street, a hand-out received tonight from Senior Planner Caspar regarding proposed language, a memo dated January 27, 2004 from the City Attorney, and Pages 40-63 of the agenda into the record.

Eric Herzog, Huibregtse, Louman, and Associates, Yakima, WA, proponent of the subdivision, discussed the proposed plat design. Water Street is the main north/south corridor and they are proposing shared access driveways every 150 feet. The proposed plat is in conformance with City ordinances and regulations and they will preserve wetlands as needed.

Council asked questions of staff and the applicant’s representative.

Bob Hayes, 208 W. Bender, stated he has no problems with the proposed plat, but has questions about the perimeter fencing and irrigation water.

George Bottcher, 711 East 2nd, Planning Commission, entered into the record a “street softening diagram”.

Jeff Nolls, 2309 Ellington, speaking for himself and the residents of Ellington Street entered into the record an “alternate plat proposal” developed by the group of residents. The proposal would keep Ellington Street as a cul-de-sac with access only from Idaho Street.

The following people representing themselves and their families, spoke in favor of the “alternate plat proposal” submitted by Jeff Nolls: Joan Brown, 2406 Ellington; Mike Butterfield, 2310 Ellington; Carrie Green, 2407 Ellington; Alison Carpenter, 1812 North Water; Ken Kladnik, 2311 Ellington; Michael Smith, 2303 Ellington; Benjamin Fabian, 2302 Ellington; Steve Ford, 2305 Ellington; resident of 2404 Ellington; and Ben Fabian, owner of 2307 Ellington.

Council asked questions of staff.

Elliott Severson, S.R. Development, representing the applicant, stated the solution to the street issues is to leave Ellington barricaded as it is now and leave the future options open. He would recommend the plan be left as proposed by the applicant regarding the cul-de-sacs and access to Water Street. There are currently two sidewalks proposed. One sidewalk could be eliminated and a bike lane could be added. He requested Council make a decision on the plat tonight.

Council asked further questions of staff and the applicant’s representatives.

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

Reaffirm the SEPA Responsible Official's issuance of an MDNS with the following mitigating Lillquist conditions: 1) The applicant will acquire the appropriate permits and/or approvals from the respective Federal and State agencies, for dealing with the wetland area on the property. 2) The results and information contained in the Wetland Delineation Study, prepared by The Watershed Company and dated October 2003, that was completed for Sun Ridge Development, LLC, shall be incorporated into
the preliminary plat design and any wetland relocation proposal shall be incorporated into the pre-plat
design to include location, area of the wetland and proposed buffers. Such wetland and pre-plat
design shall be completed prior to and be considered at the time of the preliminary plat. 3) The
applicant will be required to obtain the proper permits from the Washington State Department of
Ecology for an erosion control sediment plan and General Stormwater Permit. 4) Require site
screening (fences, landscaping, etc.), adjacent to the two northern most lots on Ellington Street, Lots
10 & 11. Such screening shall be set back from the intersection, a distance to be determined by the
City Public Works Department, for sight clearance safety. Affirmed

Approve the Sun Ridge Plat with the following requirements: Lillquist

1) The applicant will meet the requirements of the Public Works Department as discussed in the
memorandum included with this agenda.

2) The applicant will work with the Fire Department to meet its requirements for hydrants and access.

3) The applicant will work with the Cascade Irrigation District to insure that all of its requirements
have been met.

4) The applicant will place on the face of the plat signature blocks for the following:

City Engineer; Community Development Director; Cascade Irrigation District; County Treasurer; & the
County Auditor.

5) The applicant will indicate on the face of the plat proposed street names.

6) The applicant will move or relocate the existing structure located on lots 9 and 10 and obtain the
proper permits from the City Building Department; alternatively, the applicant may eliminate the lot
line between lots 9 and 10 to conform with the City’s Zoning and Subdivision Codes.

7) The applicant will indicate on the face of the plat the boundary for the Airport Overlay Zone.

8) Design a three-way intersection at Ellington and the southern most east/west residential street with
the existing Ellington Street connection at future Ellington limited to emergency vehicle, pedestrian,
and bicycle traffic. Affirmed

Council took a brief recess at 9:50 p.m. and returned at 9:55 p.m.

PUBLIC HEARING – RIDGEVIEW PLAT - WEST END OF RIDGEVIEW LANE AND SOUTH OF
BENDER ROAD

Mayor Barry opened the public hearing to consider the Ridgeview Plat. Mayor Barry asked the council
members the standard questions to determine if a conflict of interest or appearance of fairness
violation existed. Mayor Barry stated that he had a conversation with Flo Garnich about the
documents in the agenda and referred her to the Community Development Department.

Senior Planner Caspar summarized the agenda report. The City received a request from Cruse and Associates for an 88 lot plat located at the west end of Ridgeview Lane and south of Bender Road. The property is owned by Belsaas and Smith Construction, Inc. and is zoned Residential Suburban. Pages 64-76 of the agenda were entered into the record.

Chuck Cruse, Cruse and Associates, representing the applicants, stated the proposed conditions outlined in the agenda report by staff are satisfactory to the applicants.

Flo Garnich, 2304 Hannah Road, discussed the triangular piece of property at the back of her pasture that is part of the proposed plat. She submitted into the record her comments on the SEPA environmental checklist.

Council asked questions of staff.

John Smith, 3600 Umptanum Road, owner of the property, responded to the SEPA checklist concerns and other concerns expressed by previous testimony.

Laurie Elliott, 2410 Hannah Road, stated she wants assurance that they will have control of the water that flows through their ditches.

Chuck Cruse, Cruse and Associates, stated the developer will work with Cascade Irrigation District to make sure all requirements are met.

George Grossman, 4204 Hannah, discussed his letter on page 76 of the agenda. His main concern is to retain the year around stock water on his property.

John Smith stated the developer will pipe the water through the plat and the water will be retained on Mr. Grossman’s property.

Council asked questions of staff.

Robert Mann, 510 W. Bender, asked where the east/west road is going to stop.

Senior Planner Caspar responded that the right of way will be extended to the property line of the plat at this time.

Council asked questions of staff and discussed a proposed street extension to the south of the plat in the vicinity of Lot 1.

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

Reaffirm the SEPA responsible official’s issuance of a Determination of Non-Significance. Lillquist Affirmed (Bassett-abstain)
Approve the Ridgeview Plat with the following requirements. Lillquist

The applicant will meet the requirements in the Public Works memorandum.

2) The applicant will work with the Fire Department to meet its requirements for hydrants and access.

3) The applicant will work with the Cascade Irrigation District to ensure that all of its requirements have been met.

4) The applicant will place on the face of the plat signature blocks for the City Engineer, Community Development Director, Cascade Irrigation District, County Treasurer, and the County Auditor.

5) The applicant will indicate on the face of the plat all easements for utilities, irrigation and any other that are required.

6) The applicant will indicate on the face of the plat proposed road names.

7) The applicant will extend an east/west road in the vicinity of Lots 63 and 74 and 62 and 75 and extend a road south in the vicinity of Lot 1. Affirmed

Mayor Barry reopened the public hearing.

Public Works Director Akers stated Council may want to revise the motion to extend the road to the south in the vicinity of Lots 2 and 3.

Chuck Cruse stated the applicants have not agreed to extend the road to the south and this is burdensome to the applicants.

Council asked questions of staff and the applicants' representative.

Reconsider the Ridgeview Plat. Barry

Affirmed

Continue public hearing to February 17, 2004 and direct staff to look into extending the road Carlson to the south in the vicinity of Lots 2 and 3. Affirmed

PUBLIC HEARING – PFEFFER PRELIMINARY PLAT – PFENNING ROAD

Mayor Barry opened the public hearing to consider the Pfeffer preliminary plat located on Pfenning Road and south of Judge Ronald Road. Mayor Barry asked the council members the standard questions to determine if a conflict of interest or appearance of fairness violation existed. No council member had any conflict of interest or appearance of fairness issues to disclose.
Senior Planner Caspar summarized the agenda report. The City received a request from Jim and Carla Pfeffer for a 23 lot plat located east of Pfenning Road and south of Judge Ronald Road. The zoning of the property is Residential Suburban. Pages 77-85 of the agenda were entered into the record.

Rick Wehr, PLSA Engineering, stated the applicants are willing to comply with all the recommendations that staff is requesting.

Public Works Director Akers stated Council may wish to add language that this is a temporary cul-de-sac and the intent is to ultimately extend the roadway.

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

Reaffirm the DNS issued by the SEPA responsible official. Carlson

Affirmed

Approve the Pfeffer Plat with the following conditions. Collins

1) The applicant will meet the requirements of the Public Works Department as discussed in the August 13, 2003 memorandum.

2) The applicant will work with the Fire Department to meet its requirements for hydrants and access.

3) The applicant will work with the Cascade Irrigation District to ensure that all of its requirements have been met.

4) The applicant will place on the face of the plat signature blocks for the City Engineer, Community Development Director, Cascade Irrigation District, County Treasurer, County Auditor, and Mayor of Ellensburg.

5) The applicant will provide adequate turn-around area to serve Fire Department vehicles at each phase.

6) The applicant will indicate on the face of the plat proposed road names.

7) Add the following language to Note 2 on Page 80 of the agenda: The portion behind the sidewalks will be temporary in nature and revert back to lots 12 and 13 at such time as the roadways continue to the east. Affirmed

PUBLIC HEARING – ORDINANCE NO. 4380 – SINGER-ESTELLE ANNEXATION – SOUTH WILLOW STREET

Mayor Barry opened the public hearing to consider the Singer-Estelle Annexation located on South Willow Street.
Senior Planner Caspar summarized the agenda report. At the January 5, 2004 meeting, Council stated its intent to annex property owned by Gregory E. and Sara A. Singer, and Brad and Karla Estelle, located at 306 and 400 South Willow Street. The three tax parcels, including the Tacoma Street right-of-way, total an area of 2.695 acres (as amended on January 20, 2004).

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

**Read for the first time, Ordinance No. 4380.** Bassett

An Ordinance annexing certain territory to the City of Ellensburg, Washington, and assigning Residential Suburban (R-S) zoning classification. Affirmed

**RESOLUTION NO. 2004-02 – FIRE PREVENTION TRAILER PURCHASE – SOLE SOURCE REQUEST**

The proposed resolution would approve Surrey Fire Safety House as the sole source vendor for the purchase of a 33 foot fire prevention trailer.

Adopt Resolution No. 2004-02. Bassett

Affirmed

Approve the purchase of the fire prevention trailer in the amount of $31,340 and the 10% match Carlson
to be paid for using Cheska funds. The matching funds will be used to purchase the generator and TV/VCR locally. Affirmed

**RESOLUTION NO. 2004-03 – WASTEWATER TREATMENT PLANT AERATORS – SOLE SOURCE PURCHASE**

The 2004 Sewer Budget contains $45,000 to complete the fourth and final year of the aerator replacement project. USFilter Aerator Products supplied the initial six aerators for the project over the last three years and has provided an official quote for two more identical aerators for $40,056.39. The proposed resolution would allow the purchase of two aerators from USFilter Aerator Products as a sole source vendor.

Adopt Resolution No. 2004-03. Bassett

Affirmed

**MANAGER’S REPORT**

**COUNCILMEMBERS’ REPORTS**
Councilmembers Bassett and Carlson and Mayor Barry attended the Association of Washington Cities Legislative Conference.

Councilmember Carlson attended the Law and Justice Council meeting.

Councilmember Carlson and Mayor Barry attended the City/County Breakfast.

**ADJOURN** Adjourn at 12:04 a.m. Lillquist Affirmed

Mayor

ATTEST: ______________________________________ City Clerk