ROLL CALL was answered by Councilmembers Barry, Bassett, Lillquist, Niner, Perrie, and Mayor O’Brien.

Councilmember Carlson has an excused absence.

Others present were City Manager Barkley; Community Development Director Witkowski; Energy Services Director Titus; Parks & Recreation Director Case; Interim Library Director DeSoer; Planning Technician Johnson; Deputy Clerk Keno; and 11 plus members of the audience.

The purpose of the special meeting is to provide time for Councilmember discussion and consideration of comprehensive plan issues and draft policy language. This meeting is a continued discussion of draft comprehensive plan Chapter 4 – Land Use.

**Chapter 4 – Land Use – Continued Discussion**

Council made the following consensus language changes to draft Chapter 4 – Land Use:

**Page 25 of 227:**

Add “and Central Washington University and Kittitas County Fairgrounds and Event Center” after the words “access downtown” in the second sentence of the sixth paragraph under “Commercial”.

Strike the language “There may be many reasons for this, but” from the sixth sentence of the first paragraph under “Industrial”.

**Page 26 of 227:**

Add the words “Ellensburg campus” following the words “Central Washington University” in the first sentence of the second paragraph under “Institutional”.

Add the words “as well as many other state and federal agencies” after the word “NRCS” in the second sentence of the fourth paragraph under “Institutional”.

**Page 27 of 227:**

Add the sentence “The area is below the sewage treatment plant and will be expensive to serve.” at the end of the second paragraph under “Urban Growth Area”.

**Page 29 of 227:**
Add the words “, and between the railroad and freeway south of West Ellensburg Park.” after “the west interchange” in the paragraph under “Industrial”.

Add a second sentence to read: “Throughout the City, much of the land currently zoned for industrial uses is not served with the infrastructure needed to make it immediately available and attractive to prospective businesses.” at the end of the second paragraph.

Strike the words “target land acquisition along the railroad and highway corridors (Dolarway Road, Canyon Road, SR 97, University Way)” and add the words “develop city-owned land south of West Ellensburg Park.” in the first sentence of the third paragraph under “Industrial”.

Strike the second issue “Ellensburg residents use large-scale retail shopping … for regional retail use.” and Goal References LU 3 from the Issue table under Issues.

Page 30 of 227:

Strike “North Ellensburg” heading under “Areas Warranting Special Handling”. Council requested staff draft language referencing “developing neighborhoods surrounding Ellensburg’s unincorporated growth area fringes.”

Add the following sentence at the end of the second paragraph under “Areas Warranting Special Handling”: “The distance between new homes and existing commercial and institutional services is growing, leaving many residents auto dependent.”

Council requested the plan document include a definition of the boundary of the Central Business District (CBD).

Page 31 of 227:

Add the following sentence to the end of the paragraph under “Industrial Corridor (5)”: “Ellensburg also has an opportunity, through city-owned land adjacent to I-90 south of West Ellensburg Park, to provide available industrial land.”

Page 32 of 227:

Add “and transportation systems” following the words “land development” in the last sentence under “Urban Growth Area (8)”.

Page 36 of 227:

Council briefly discussed Mixed-Use Overlay (MU) as well as deleting scenarios 1, 2 and 4 from Table 4x.

Eliminate scenarios 1, 2, 4 & 5 as referenced from the draft comprehensive plan Perrie
as it goes forward from here. Affirmed

Page 55 of 227:

Add a Program 3 under Goal LU-1, Policy A to read as follows: “Create a Lillquist regional retail zone and design guidelines.” Affirmed

Add a Program 4 under Goal LU-1, Policy A to read follows: “Modify Lillquist commercial neighborhood zone to incorporate “urban satellite village” concepts to better serve neighborhoods distant from existing commercial zones.”

Amend motion to strike the word “existing”. Lillquist

Vote on motion as amended. Affirmed

Page 56 of 227:

Add a Program 8 under Goal LU-1, Policy B to read as follows: “Locate Lillquist non-commercial uses near the proposed third I-90 interchange at Umptanum Rd.

Council briefly discussed the potential third interchange and how truck traffic at that location may impact Irene Rinehart Riverfront Park.

Amend language to read as follows: Lillquist

“Locate non-commercial compatible uses with the industrial property at near the proposed I-90 interchange at Umptanum Road.”

Vote on motion as amended. Affirmed

Council discussed the location of industrial land at Canyon Road and Thrall Road.

Amend Program 7 under Goal LU-1, Policy B to read as follows: “Locate Lillquist industrial land along Dolarway Avenue and the area between I-90 and the railroad south of West Ellensburg Park.” Affirmed

Page 57 of 227:

Add a Program 3 under Goal LU-3, Policy A to read as follows: “Facilitate the use Lillquist of the CBD for community events.” Affirmed
Amend Policy A under Goal LU-3, to read as follows: “Regard the Central Niner Business District as one of the two predominant design and activity centers of the community and region.” Affirmed

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Additional Council consensus language changes:

Change Policy G under Goal LU-3 to read as follows: “Maintain interconnectedness and high levels of access to the CBD.”

Page 59 of 227:

Change Policy C under Goal LU-4 to read as follows: “Facilitate development of vacant land in and around the CBD into commercial, financial, governmental, high density residential and cultural uses.”

Page 60 of 227:

Change Policy B, Program 2 under Goal LU-5 to read as follows: “Facilitate a provision of student housing in the CBD “and along University Way between Water and Chestnut” particularly in a mixed-use format.” This language needs to be included if it is not covered in the definition of the CBD.

Change Policy C, Program 1 under Goal LU-5 to read as follows: “Establish a ‘Town and Gown’ activities and issues committee.”

Council requested staff discuss replication of goals in the land use and transportation elements of the draft plan with Bill Grimes.

Page 62 of 227:

Council discussed Goal LU-8: “Make housing affordable to all Ellensburg households”. This goal should be included in the draft Housing Chapter in addition to the Land Use Chapter.

Council noted the Comprehensive Plan Advisory Committee recommends replacing Goal LU-8 with the 1995 Comprehensive Plan update existing Goal #6 which states: “Continue to encourage stable, attractive residential neighborhoods with affordable housing in both the new and existing areas of the community.” This combines the LU8 and H-1 goals.

Page 63 of 227:

Change Policy A, Program 1 under Goal LU-9 to read follows: “Revise zoning to encourage mixing of
uses, particularly in the CBD and west interchange areas *satellite urban villages.*

**Add** a Program 6 under Policy A of Goal LU-9 to read as follows: *"Coordinate with the county to identify areas in Ellensburg to receive Transferrable Development Rights."*

At the June 20, 2006 special meeting Council will discuss industrial and light industrial land uses followed by draft Chapter 10 - Parks and Recreation. Staff requested Council’s discussion on draft Chapter 5 – Transportation be postponed to the June 29 special meeting due to the unavailability of some Council and staff. The discussion order of future meetings will be Parks and Recreation, Economic Development, Housing, Transportation, Historic Preservation, Capital Facilities, Essential Public Facilities, and Community Profile.

The public comment cards distributed to and collected from the audience during the meeting were reviewed.

**ADJOURN** Adjourn at 9:14 p.m. Barry

Affirmed

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Mayor

ATTEST: ________________________________ City Clerk