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

Others present were City Manager Barkley; Community Development Director Witkowski; Interim Library Director DeSoer; Associate Planner Eyerly; Deputy Clerk Keno; and six 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. Council is scheduled to review draft comprehensive plan Chapter 11 – Historic Preservation to be followed by draft Chapter 6 – Capital Facilities and Utilities.

Chapter 11 – Historic Preservation

Council reviewed the draft chapter along with additional goals, policies and programs recommended by the City’s Landmarks & Design Commission.

Page 2:

Council consensus was to amend Goal HP-1 to read as follows:

“Encourage the identification Identify and protection of archaeological and significant historic sites and structures.”

Councilmember Lillquist proposed using the Landmarks and Design Commission recommendations as well as the Planning Commission’s comments to those recommendations as a starting point for discussions.

Page 3:

Amend Policy A, Program 5 of Goal HP-2 to read as follows: Niner

“Study Adopt regulatory zoning standards relief for work on historic structures in the historic districts.”

Council asked questions of staff.

Vote on motion. Affirmed
Amend Policy A, Program 6 of Goal HP-2 to read as follows: Niner

“Study building code requirements Adopt an ordinance for historic structures, addressing ways to manage fire suppression, exiting, and access requirements.”

Council asked questions of staff. The International Building Code was discussed at length.

Amend language to: Niner

“Consult other cities’ building code requirements for historic structures for ways to manage fire suppression, exiting and access requirements.”

Restate motion to read as follows:

“Implement study results from other city building code requirements for historic Niner structures to create solutions that address ways to manage fire suppression, exiting and access requirements.”

Vote on motion as restated. Affirmed

Amend Goal HP-2 to state:

“Maintain the integrity and reuse of historic buildings.” Carlson

Affirmed

Page 6:

Add suggested language from the Landmarks and Design Commission from the 2002 Lillquist Amendment to the 1995 Comprehensive Plan to the end of the first paragraph on page 1 of Chapter 11—said language to read as follows:

“The City of Ellensburg recognizes that protection of property values and public and private investment can be achieved within the framework of the existing built environment. As a result of rehabilitation of historic buildings, the character of the area is retained, high quality structures are redeveloped and neighborhood pride increases. A vacant building harms the property values of surrounding properties, thus negatively impacting revenue. Therefore the purpose of this goal is to provide incentives to property owners for the acquisition, preservation, restoration, redevelopment and continued use of outstanding historic properties. Incentive programs to assist landmark owners with the use, re-use, and redevelopment of historic buildings should be developed. Such incentives may include façade design assistance, revolving loan funds, tax relief or building and zoning code
relief. Affirmed

Council briefly discussed tax abatement and incentive programs to encourage historic preservation efforts. The City adopted such a program four years ago for property in the historic core. Funding for this program came from the Community Development Block Grant Fund. All fund monies have been spent.

Council discussed the Planning Commission’s recommendation to not delete references to SEPA from Goal HP-3, Programs 2, 3 & 4 as recommended by the Landmarks and Design Commission. Council consensus was to not delete these references.

Page 2:

Move the second sentence of Policy A, Goal HP-1 as recommended by the Landmarks Lillquist and Design Commission which reads as follows:

“Create a new standard of guidelines that show appropriate materials and architectural treatments that reflect the spacing, scale, and level of architectural fenestration of our National Register Historic districts.”

to Program 5 under Policy A. Affirmed

Page 3:

Move the additional language to Policy B, Goal HP-1 as recommended by the Lillquist Landmarks and Design Commission which reads as follows:

“Create an education pamphlet or book that describes the distinctiveness of time and place in Ellensburg”

and create a Program 3 under Policy B. Affirmed

Page 4:

Amend Policy A, Program 10 under Goal HP-2 as recommended by the Landmarks Lillquist and Design Commission to incorporate the Planning Commission’s recommended changes to read as follows:

“Complete an informational packet outlining the benefits for historic preservation throughout the City and the necessary steps needed for a renovation project, for a restoration project, for a landscaping project, for a street/access permit project for encouraging renovation, restoration or infill construction within the historic core and areas of transition near the CBD and throughout the community.”
Council asked questions of staff.

Vote on motion. Affirmed

Council questioned the creation of an overlay zone for Registered Historic Housing and form-based zoning as proposed in Programs 11 and 12 by the Landmarks and Design Commission.

Move the second sentence of Policy B, Goal HP-3 as recommended by the Landmarks and Design Commission which reads as follows:

"Encourage multi-family residence construction that reflects the existing features of the larger residential housing around the CBD."

to Policy C under Goal HP-3. Affirmed

The overlay zone for Registered Historic Housing as referenced in Program 11 of the Landmarks and Design proposal was discussed. Form-based zoning was discussed. Council requested staff work on language for Program 12 to replace the “form-based zoning” language, i.e., zoning based on contextual issues.

Councilmember Lillquist offered to draft some Programs for Policy C.

Amend Studio Cascade’s version of Chapter 11 and insert the Landmarks and Design Commission’s amendments to Chapter 11 as amended by City Council this evening. Affirmed

Chapter 6 – Capital Facilities and Utilities

Council reviewed the draft comprehensive plan language on the Library. The Library Board feels the third paragraph on pages 146 and 147 of the draft plan needs amendment to acknowledge the financial contribution Kittitas County provides to the library. The Library Board is meeting this evening to discuss proposed language changes. Council consensus was to review this proposed language at the next special meeting.

Councilmember Lillquist distributed a handout detailing suggested amendments to draft Chapter 6, including Goal CFU-6, the Library and the Animal Shelter. She noted previously submitted comments for the Animal Shelter portion of draft Chapter 6 are not included in the April, 2006 draft plan. She requested staff distribute the proposed comments to Council in advance for discussion at the next special meeting.

Page 151 of 226 (Page 11):

Add a 4th issue under Library to read as follows: Lillquist
“As a City grows outward from the center, branch libraries may be desired to serve distant
neighborhoods.”

Interim Library Director DeSoer read the Library Board’s suggested language.

**Amend** language to read as follows: Lillquist

“As a City grows outward from the center, it may wish to consider branch libraries as a
way to serve distant neighborhoods.”

Vote on motion as amended. Affirmed

Add an “Issue” entitled “Animal Shelter” between Police and Fire/EMS that Lillquist
reads as follows:

“A staff and facility needs analysis is needed to formulate a long range plan to
modernize and expand the Animal Shelter to meet the future needs of the city and the
surrounding area. Affirmed

Page 149 of 226 (Page 9):

Council noted the Fire/EMS language under “Issues” may need to be amended to address
consolidation issues after September, 2006.

Page 151 of 226 (Page 11):

Council consensus was that references to “pre-annexation agreements” under Water and
Sewer/Wastewater and Electric Extension need to be changed to “outside utility agreements.”

Council consensus was to **remove** the word “To” from the beginning of all goal statements in the draft
comprehensive plan.

Page 156 of 226 (Page 16):

Add Policy C and Programs 1, 2 & 3 of the handout from Councilmember Lillquist

Lillquist to Goal CFU-6 to read as follows:

“Policy C Promote water and energy efficiency and alternative energy sources.”

“Program 1 Promote the use of solar and other renewable technology within the community.”

“Program 2 Assist citizens with upgrading energy efficiency in homes and businesses through
weatherization and improvements to mechanical and lighting systems."

“Program 3 Promote and support the use of Energy Star and Green Building practices in new construction.” Affirmed

Pages 146 & 147 of 226 (Pages 6 & 7):

Interim Library Director DeSoer reported on the Library Board’s suggested language changes for paragraph three under “Library”. Those changes, incorporating Councilmember Lillquist’s proposed changes, would read as follows:

“All Kittitas County residents are welcome to use the library facilities. In accordance with the original agreement with Mr. Carnegie, all Ellensburg city residents are allowed to use the library and its facilities/resources for free at no charge. However, those residing outside the city limits must pay a fee to borrow book materials. While Kittitas County annually contributes general tax funds to support Library operations, they have not been sufficient, even when combined with the County residents’ user fees, to cover the expense of serving those patrons. Despite the presence of a large library at CWU, many university students also use the Ellensburg library for research and recreation. While county residents help subsidize the library by paying a fee to borrow books, the funds so collected are not sufficient to maintain the library’s operations at their current level. Additional subsidy has come from the City to help offset increasing demand by users who do not reside in city limits.”

Adopt the changes to paragraph three of the Library section as read by Interim Lillquist

Library Director DeSoer.

Affirmed

No public comment cards were submitted by the audience.

ADJOURN Adjourn at 9:00 p.m. Carlson

Affirmed

________________________________
Mayor
ATTEST: ________________________________ City Clerk