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

Excused Absence: Councilmember Bassett.

Others present were Acting City Manager Witkowski; City Attorney Pidduck; City Clerk Reno; Executive Assistant Gigstead; Senior Planner Smith; Fire Chief Sinclair; Deputy Fire Chief Elliott; and approximately 10 members of the audience.

PROCLAMATIONS

Mayor O’Brien read the proclamation for “July is Recreation and Parks Month”.

Authorize Mayor to sign proclamation. Barry

Affirmed

AGENDA APPROVAL

Approve agenda. Carlson

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 – June 26, 2006, Special Session

Approve Minutes – June 29, 2006, Special Session

Approve Minutes – July 3, 2006, Regular Session

Approve Minutes – July 5, 2006, Special Session

B. Acknowledge Minutes of Boards and Commissions
C. Award Bid Call 2006-03 Electric Meter Test System to Radian Research, Inc.

D. Award Bid Call 2006-27 – Electrical Distribution Wood Poles to J H Baxter & Co.

E. Approve Contract Amendment to add $20,000 to Existing Building Plan Services Contract with Dan Davis

F. Approve Noise Waiver Application from Jennings and Assoc. at 210 North Sampson on July 22, 2006 from 5:00 p.m. to 11:00 p.m.

G. Approve Noise Waiver Application from KQBE at Irene Rinehart Riverfront Park on July 22 and 29, 2006 and September 16 and 23, 2006 from 12:00 p.m. to 3:00 p.m.

H. Accept Donation of Funds from Sean Kelleher for Police Training Equipment

I. Approve Request from Farmers Market to Close 4th Street Between Pearl Street and Pine Street on July 29, 2006 from 5:00 a.m. to 4:00 p.m.

J Approve Request from Junior Rodeo Parade on August 19, 2006

K. Approve July 17, 2006 Claims Fund Voucher Numbers 77862 Through 78113 in the Total Amount of $686,497.91; Payroll Fund Check Numbers 67065 Through 67227 in the Total Amount of $180,514.64; and Direct Deposit in the total amount of $133,709.76. Affirmed

CITIZEN COMMENT ON NON-AGENDA ISSUES

Pat Kelleher spoke regarding the 21 acres of property the City owns by Ringer Road along the Yakima River.

PUBLIC HEARING – SANDER’S MILL PRELIMINARY PLAT – PHASES 7, 8 and 9

Mayor O’Brien opened the public hearing to consider the Sander’s Mill Preliminary Plat for Phases 7, 8, and 9 for 70 lots located between Sanders Road and Helena Avenue. Mayor O’Brien asked the council members a series of appearance of fairness questions. Council members indicated that there were no appearance of fairness issues.

Senior Planner Smith summarized the agenda report. Mr. Smith handed out an agenda report addendum.

Mayor O’Brien entered into the record pages 26-57 of the agenda, the agenda report addendum dated July 17, 2006, and attachments A-Q.

Council asked questions of staff.

Steve Willard, 1701 E. Sanders Road, spoke regarding the improvements to the John Wayne Trail
that the applicants are willing to fund; the Fire Code regulations, and proposed amendments to the International Fire Code. He suggested that this item be tabled until after discussion of the proposed ordinance relating to the International Fire Code amendments later in the agenda.

Pat Kelleher, 6530 Wilson Creek Road, spoke regarding extension of electrical services and also about the John Wayne Trail.

Deputy Fire Chief Elliott discussed the International Fire Code regulations.

Council asked questions of staff.

There being no further testimony, Mayor O’Brien closed the public hearing.

Council requested this item be continued after Item 9.C – International Fire Code amendments.

PUBLIC HEARING – PETREY REZONE – 312 E. MANITOBA

Mayor O’Brien opened the public hearing to consider the Petrey Zone Change request from Residential Medium (R-M) to Residential Office (R-O) for approximately .33 acres situated on the south side of East Manitoba Avenue across from Sprague Street. Mayor O’Brien asked the council members a series of appearance of fairness questions. Council members indicated that there were no appearance of fairness issues.

Senior Planner Smith summarized the agenda report.

Mayor O’Brien entered into the record pages 58-89 of the agenda and attachments A-R.

Theresa Petrey, representing herself and her husband who are the applicants, discussed the rezone request.

Pat Kelleher, 6530 Wilson Creek Road, spoke in support of the rezone request.

There being no further testimony, Mayor O’Brien closed the public hearing.

Uphold the SEPA Responsible Official’s issuance of a Mitigated Determination of Non-Significance requiring sewer hookup on the property. Affirmed

Approve the Petrey Zone Change request. Carlson

Affirmed

Consider Item 9.C at this time in the agenda. Perrie

Affirmed

ORD NO. 4450 – INTERNATIONAL FIRE CODE AMENDMENTS
The proposed ordinance amends the City Code relating to the International Fire Code for access into residential developments and location of addresses.

Table Ordinance No. 4450 until the Council gets a report back from a yet to be Perrie formed committee.

After further discussion with staff and input from several audience members, Councilmember Perrie withdrew the motion.

Amend the language in D107.1 to change 30 dwelling units to 100 and in Exceptions 1 and 2, Carlson change 31 to 101 and 30 to 100. Affirmed (Niner – no)

**Read for the second time and adopt Ordinance No. 4450 as amended.** Carlson

An ordinance of the City Council of the City of Ellensburg, Washington amending the Ellensburg Municipal Code relating to Chapter 3.01 “Construction Codes” and Chapter 3.03 “Fire Code Amendments” and amending Subsection 3 of Section 3.01.08 and Section 3.03.71 of those Chapters.

Barry – yes

Carlson - yes Lillquist – yes

Niner – no

Perrie – yes

O'Brien – yes

Motion approved.

Council returned to the Sander’s Mill Preliminary Plat public hearing.

**PUBLIC HEARING – SANDER’S MILL PRELIMINARY PLAT – PHASES 7, 8 and 9**

Mayor O’Brien reopened the public hearing.

Senior Planner Smith and Steve Willard indicated Mr. Willard would like to retain phases 7, 8, and 9 for the preliminary plat application.

Uphold the SEPA Responsible Official’s issuance of a Determination of Non-Significance Barry for the proposed Sander’s Mill Preliminary Plat Phases 7, 8, & 9. Affirmed

Approve the proposed Sander’s Mill Preliminary Plat – Phases 7, 8, and 9 as proposed by Carlson
the applicant’s preliminary plat drawing and with the following conditions that must be met prior to final plat approval:

a) The applicant will meet the requirements of the Public Works Department discussed in its memorandum dated May 24, 2006 and its memorandum dated July 14, 2006.

b) The applicant will meet the requirements of the Ellensburg Energy Services Department for utility installation.

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

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

e) 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; County Auditor; & the Mayor of Ellensburg.

f) The applicant will identify the extent of the Airport Overlay Zone on the face of the plat and will place the following note on the face of the plat: This property is located within the Airport Overlay Zone in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property. Affirmed

PUBLIC HEARING – GREENFIELD ESTATES PRELIMINARY PLAT

Mayor O’Brien opened the public hearing to consider the proposed Greenfield Estates Preliminary Plat for 76 lots located between Idaho Avenue and Bender Road. Mayor O’Brien asked the council members a series of appearance of fairness questions. Council members indicated that there were no appearance of fairness issues.

Senior Planner Smith summarized the agenda report.

Mayor O’Brien entered into the record pages 90-127 of the agenda and attachments A-T.

Chris Cruse, Cruse and Associates, applicants of the preliminary plat, described the proposed plat.

Charlie McKinney, 308 E. Bender, representing himself and his wife, discussed the road system in the area.

George Bottcher, 711 East 2nd Avenue, discussed the north/west neighborhood connection options.

Pat Kelleher, 6530 Wilson Creek Road, discussed the Comprehensive Plan as it relates to major arterials and also spoke about energy services costs.
Council asked question of staff.

There being no further testimony, Mayor O’Brien closed the public hearing.

Council took a brief recess at 10:20 p.m. and returned to the meeting at 10:32 p.m.

Uphold the SEPA Responsible Official’s issuance of a Mitigated Determination of Carlson Non-Significance for the proposed Greenfield Estates Preliminary Plat. Affirmed

Approve the proposed Greenfield Estates Preliminary Plat with the phasing as proposed by the Lillquist applicant and with the following conditions that must be met prior to final plat approval:

a) The applicant will meet the requirements of the Public Works Department discussed in its memorandum dated March 29, 2006 as revised by the May 11, 2006 and July 14, 2006 memorandum.

b) Proposed Lots 38 and 39 must have the required frontage and access on a public roadway prior to final plat approval or the plat will need to be re-designed prior to final plat approval to address that missing frontage access issue.

c) The applicant will meet the requirements of the Ellensburg Energy Services Department for utility installation.

d) The applicant will work with the Fire Department to meet its requirements for hydrants and access, with final plat approval for Phase 2 contingent on compliance with any Fire Department access issues.

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

f) 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; County Auditor; & the Mayor of Ellensburg.

g) The applicant will place the following note on the face of the final plat for Phase 2: Portions of this property are located within the Airport Overlay Zone in which a variety of airport activities occur. Such airport aviation activities may impact the use of your property.

h) The applicant will maintain the full right-of-way on Idaho Street as shown but the actual street improvement for Idaho will stop at the eastern edge of Jones Street. Affirmed

ORDINANCE NO. 4448 – PIPER/WOLFORD ANNEXATION – INDUSTRIAL WAY AND UMPTANUM
ROAD

Council gave first reading to Ordinance No. 4448, for the Piper/Wolford Annexation of 7.46 acres on Industrial Way and Umptanum Road, at the July 3, 2006 meeting.

Read for the second time and adopt Ordinance No. 4448. Barry

An ordinance annexing certain territory to the City of Ellensburg, Washington, and assigning Commercial Highway (C-H), Light Industrial (I-L) and Public Reserve (P-R) zoning classification.

Barry – yes
Carlson - yes Lillquist – yes
Niner – yes
Perrie – yes
O’Brien – yes

Motion approved.

ORDINANCE NO. 4449 – ELLIOTT ANNEXATION – VACATED MANITOBA AVENUE AND CEDAR STREET

Council gave first reading to Ordinance No. 4449, for the Elliott Annexation of .989 acres of vacated Manitoba Avenue and Cedar Street, at the July 3, 2006 meeting.

Read for the second time and adopt Ordinance No. 4449. Carlson

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

Barry – yes
Carlson - yes Lillquist – yes
Niner – yes
Perrie – yes
O’Brien – yes

Motion approved.

PROPOSED ORDINANCE – ANNEXATION OF CITY OF ELLensburg TO KITTITAS COUNTY
FIRE DISTRICT #2 AND REQUESTING KITTITAS COUNTY TO CALL A SPECIAL ELECTION ON THE ANNEXATION

The proposed ordinance is to begin the administrative process with the Boundary Review Board for annexation of Ellensburg Fire Department into Kittitas County Fire District 2 and to prepare the required documentation for the issue to go out to a vote.

Read for the first time, Ordinance No. 4451. Carlson

An ordinance of the City Council of the City of Ellensburg, Washington, declaring an intent to annex the City of Ellensburg to Kittitas County Fire District #2, and requesting Kittitas County to call a special election on the annexation. Affirmed

Waive Council rule 1.4.44(c). Barry

Barry – yes
Carlson - yes Lillquist – yes
Niner – yes
Perrie – yes
O’Brien – yes

Motion approved.

Read for the second time and adopt Ordinance No. 4451. Carlson

An ordinance of the City Council of the City of Ellensburg, Washington, declaring an intent to annex the City of Ellensburg to Kittitas County Fire District #2, and requesting Kittitas County to call a special election on the annexation. Barry – yes

Carlson - yes Lillquist – yes
Niner – yes
Perrie – yes
O’Brien – yes

Motion approved.

PROPOSED RESOLUTION – AUTHORIZING APPLICATION FOR IAC GRANT FOR TRAIL CORRIDOR ACQUISITION

The proposed resolution authorizes the City’s application for funding through the Land and Water
Conservation Fund Grant Program administered by the Interagency Committee for Outdoor Recreation Program.

Adopt Resolution No. 2006-22. Carlson

Affirmed

MANAGER’S REPORT

Old City Hall

Approve request for a 20 day extension of the feasibility period, as stated in the purchase Carlson

and sale agreement for old City Hall, with the termination date of August 5, 2006. Affirmed

Grant Application Authorization Request

Council consented to staff supplying a letter of support for the grant application to the Salmon Restoration Funding Program, recognizing a potential future commitment of some staff time should the application be successful.

Request to Schedule Public Hearings

Schedule public hearings on August 7, 2006 for the Wolfe Property Utility Extension Agreement Carlson

and the Terrell Annexation. Affirmed

COUNCILMEMBERS’ REPORTS

RECESS

Council recessed to executive session at 11:00 p.m. to discuss litigation and labor negotiations for approximately 30 minutes. No action was anticipated.

ADJOURN Adjourn at 11:25 p.m. Carlson

Affirmed

Mayor

ATTEST: _____________________________ City Clerk

CITY OF ELLENSBURG Minutes of Council Meeting, Special Meeting
Date of Meeting July 24, 2006

Time of Meeting 7:00 p.m.

Place of Meeting Council Chambers, 501 North Anderson Street

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

Councilmember Carlson has an excused absence.

Others present were Acting City Manager - Community Development Director Witkowski; Planner Smith; Planning Technician Johnson; Deputy Clerk Keno; Bill Grimes of Studio Cascade; and fifteen 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 the revised land use map for the draft comprehensive plan.

Revised Land Use Map

Bill Grimes of Studio Cascade outlined the work done to date on the City’s comprehensive plan update. The purpose of tonight’s meeting is to review the revised land use map which reflects Council’s preferred alternative land use designation—Alternative #3—West Interchange Development.

The revised land use map incorporates corrections including representing the City’s property in West Ellensburg with the correct mixture of public/institutional, business park, light industrial and residential land use categories. The commercial land use categories are better defined with a new color scheme and commercial land use labels that seem to better reflect the Council’s choice of Alternative #3 in Land Use Chapter 4. The residential land use categories were revised to better reflect a more flexible approach with ‘mixed residential’ and ‘high density residential’ categories.

Council asked questions of Mr. Grimes and staff. The land use designations are not zones. There are multiple zones in each designation.

Council wishes to discuss the rationalization used for selecting Alternative #3 as the preferred land use scenario. Council consensus was to hold this discussion at the July 31st special meeting.

Issues of satellite urban villages, office park zoning, industrial zoning, and current commercial tourist zoning for the golf course property at Umptanum Road was discussed. Council had a lengthy discussion on the southern lobe of the UGA.

Council asked questions of staff.

Change the land use map identification for the property south of Umptanum Road Lillquist
currently designated C-T that is west of the current industrial zone east of the freeway
and north of the open space designation containing Matoon Lake to light industrial zoning designation
and to give notice to those landowners regarding the proposed change to solicit comment.

Council discussion and questions to staff.

Vote on motion. Barry, Bassett, Niner, Perrie, O’Brien(No)
Lillquist(Yes)

Motion defeated

Staff outlined the proposed UGA expansion proposals for: 1) a proposed residential area from Bowers
Road over and down Faust Road; 2) property north of the airport and west of the airport landing strip
for light industrial and industrial development; and 3) a request from owners of property on Pfenning
Road at the Kittitas Highway and Matthews Road to be included in the UGA.

Council and staff discussed the process for expanding the UGA.

Request the Planning Commission give Council a recommendation on the Lillquist
appropriateness of expanding the UGA near the airport as requested and near
Matthews Road as requested by those property owners. Affirmed

Council asked questions of staff.

Request the County delete the UGA south of the open space and tourist Lillquist
commercial districts going south of Canyon Road.

Council discussion.

Amend to delete the southern lobe of the UGA south of Tjossem Road. Lillquist

Further Council discussion.

Vote on amended motion which reads as follows: Barry, Bassett, Perrie, O’Brien(No)
Lillquist, Niner(Yes)

“Request the County delete the southern lobe of the UGA south of Tjossem Road
and going down Canyon Road.”

Motion defeated
Nine public comment cards distributed to and collected from the audience during the meeting were reviewed.

Council requested staff prepare a transparency of the revised land use map that could be used over the area land use map in the City Council Chambers.

Council asked questions of Mr. Grimes.

Designate the open, grassy areas and Irene Rinehart Riverfront Park as Open Space Lillquist and remove the Public/Institutional designation. Affirmed

Council discussed the John Wayne Trail Reconnection Study and the reasoning why the Trail connector is not shown on the land use map. The connector will be identified in the transportation element of the Plan.

Add the connector of the John Wayne Trail so that it is on the land use map. Niner

Council discussion.

Vote on motion. Bassett, Niner, Lillquist, O’Brien(Yes)

Barry, Perrie(No)

Motion approved

Include the land use map as amended this evening to the draft comprehensive Lillquist plan. Affirmed(Bassett, Niner-No)

ADJOURN Adjourn at 9:21 p.m. Barry

Affirmed

Mayor

ATTEST: ________________________________ City Clerk