

Others present were City Manager Barkley; City Attorney Pidduck; City Clerk Reno; Community Development Director Witkowski; and approximately 40 members of the audience.

Mayor O’Brien opened the public hearing to discuss the proposed Comprehensive Plan.

Community Development Director Witkowski reviewed the written record and discussed the Comprehensive Plan review and adoption process.

William Grimes, Studio Cascade, Inc., Consultant for the Comprehensive Plan revision, discussed the participation process including community workshops, survey, advisory committees, and press coverage. He also discussed the studies that have taken place including a transportation model, economic forecast and environmental audit. He discussed the draft plan and the steps that need to be taken next.

Martin Kaatz, 309 N. Poplar, member of the Downtown Task Force, speaking for the Downtown Task Force and also for Jeff Hocker, another member of the Downtown Task Force, handed out a copy of the presentation. The Downtown Task Force recommends expansion of the current CC Zone to include an additional 85 acres as shown on the map that was attached to the presentation materials. The proposed expansion excludes the CT Zone south of Umptanum Road. Fred Krueger, another member of the Downtown Task Force, also spoke about the Task Force’s recommendations.

Joe Sheeran, Chair of Environmental Commission, submitted a memorandum dated October 19, 2006 that was addressed to the Downtown Task Force regarding the Task Force’s proposed modification to Chapter 4 - Land Use Scenario 4 in the City’s Final Draft Comprehensive General Plan. He strongly supports the Downtown Task Force’s recommendation to rezone CC II to include approximately 85 acres south of Mountain View Avenue. He also recommended the City Council still consider Chapter 8, the former Natural Environment Chapter previously removed from the draft Comprehensive Plan.

David Taylor, 1661 Beane Road, Moxee, WA, submitted a letter and spoke on behalf of Fabian Kuchin, who is a landowner with property in the incorporated City and the Urban Growth Area. They are requesting that the City Council amend the Land Use Map to designate Mr. Kuchin’s property for commercial development and further suggest that the City Council adopt only two Commercial Land
Use Designations.

T.J. Marsh, 2515 Carriage Loop, spoke regarding regional retail and growth and indicated that he is in favor of the West Interchange location.

Dorothy Stanley, 208 W. 9th, discussed that children should not be forgotten in the planning process and need to be safe and submitted a copy of her presentation.

Keegan Fengler, 500 N. Pacific Street, expressed concern with development at the West Interchange and spoke in favor of development at the South Interchange. She also submitted written materials.

Jerry Williams, 2711 N. Pioneer Road, discussed Pages 9 and 72 of the proposed Comprehensive Plan. He gave a definition of sprawl and talked about careless planning. He also spoke about priorities and projects on Page 72 of the proposed Comprehensive Plan and the University Way Plan.

Fennelle Miller, 605 N. Anderson, stated she has represented a wide variety of citizens on various boards and commissions. She stated that when she was running for County Commissioner, she took a personal poll and the vast majority of the citizens that she spoke with were not in favor of development at the West Interchange. She is recommending that the South Interchange be considered for development at this time.

Ms. Miller also indicated that she believes the Historic Preservation Chapter of the proposed Comprehensive Plan is strong.

Jillian Warren, 402 East 7th, spoke about wanting to retain the friendly and safe atmosphere of Ellensburg.

Carla Kaatz, 309 N. Poplar, speaking for herself, submitted her comments in writing and discussed future development at the West and South Interchanges.

Doug Sorensen, Sorensen Properties, 9409 N. Harborview Drive, Gig Harbor, WA, spoke in favor of regional retail at the South Interchange. The Sorensen’s have not solicited or contacted individuals or special interest groups to rally for their support to develop the property at the South Interchange. They have left the process to the citizens and Council to decide on the best location. He indicated that the South Interchange has plenty of land available to meet the regional retail needs for today and in the future.

Debbie Strand, Executive Director of Economic Development Group of Kittitas County, 221 East 4th, stated that the organization continues to support the extension of the UGA to include the County owned Airport lands. At this time, the only developable, correctly zoned industrial lands in the Ellensburg area are at the Airport. She also spoke about residential growth, regional retail, and the issue of developing family wage jobs in the community. She submitted a copy of her presentation.

Alice Yee, 1403 N. Brick Road, spoke in favor of an alternative plan for retail development south of
Mountain View and submitted her comments in writing.

Andrew Johnson, 206 Lenes Road, spoke in favor of retail development at the West Interchange.

John Smith, 3600 Umptanum Road, spoke in favor of retail development at the West Interchange.

Paulette Lewis, 302 N. Sprague, read a letter from James Brunner, Yakima, WA, and submitted the letter into the record. The letter states he is distressed to hear that Ellensburg is considering a retail business center outside of the City. The impact on the businesses in Ellensburg’s core will be enormous.

Sarah Bedsaul, 703 S. Maple, representing Kittitas County Public Health Department, submitted a letter and spoke about the community Public Health Initiative “Shape up Kittitas County”, whose goal is to halt and reverse the rise in obesity rates of residents. They know that designing communities that accommodate and encourage physical activity as a regular, routine part of residents’ daily lives will help reverse the obesity trend in our country.

Donna Nylander, 409 S. Sampson, spoke about the vision of the early City leaders and asked the Council to “please use vision when you make your decision”. She also spoke about what we would be giving up if we allowed rezoning at the West Interchange for a big box store.

Perry Rowe, 107 W. 11th Avenue, Executive Director of the Housing Authority of Kittitas County, spoke in support of affordable housing. He also supports the possible recommendation for reorganization of the Housing Chapter to clarify the presentation of goals, policies, and objectives. Mr. Rowe also stated that there is a need for regional retail.

Jeff Hocker, 1860 Mellergaard Road, stated that as a private citizen, past downtown business owner, and present downtown building and property owner, he expresses his support of retail expansion on the south of historic downtown Ellensburg at the South Interchange.

Kirk Groenig, 6643 Badger Pocket Road, submitted his comments in writing and supports retail development at the West Interchange.

Marty Stewart, 915 E. 2nd, stated that Ellensburg needs to be the center for regional retail and the West Interchange is currently the optimum location.

Eilert Bjorge, 2614 W. Willis Road, stated that she favors the South Interchange for retail development.

Susan Merrill, 204 E. 9th, discussed Davis, California and the similar issues it has to Ellensburg.

Nancy Kunst, 103 W. Joanna Place, submitted her presentation in writing. During her presentation, she stated that the community is growing and we need to meet the needs of that growth. She urged the Council to bring regional retail to Ellensburg at the West Interchange and keep the tax dollars
local while providing more employment opportunities and options for citizens.

Council took a lunch break at 11:58 p.m. and reconvened at 1:07 p.m.

The following members of the Citizens Against Sprawl Group spoke: Barbara Newman, 709 S. Alder Street; Gerald Newman, 709 S. Alder; Beverly Heckart, 906 East First; Janet Adams, 715 East 4th Avenue; and Colin Condit, 215 East 9th. The Citizens Against Sprawl Group are in favor of retail being located at the South Interchange. There are 37 acres of vacant land south of Mountain View already within the City limits and served with City utilities. They feel that by developing to the South, Ellensburg will stay compact, centered, connected, and convenient. They also stated that one of the advantages of choosing a modified South Interchange scenario for the development of regional retail, is that it would allow the City to adopt as a priority project the development of a sub-area/overlay plan for the whole area along Canyon Road from Mountain View Avenue to the freeway, as suggested by the draft Comprehensive Plan. They believe that whatever decision is made concerning regional retail, that the City must have sub-area/overlay plans for both sensitive interchange areas. Citizens Against Sprawl strongly endorses the stance taken by the 2006 draft of the Comprehensive Plan that calls for the City to “develop, and actively implement, strategies that acknowledge and maintain the CBD’s relative importance and historic position”. It further endorses the preparation of a sub-area plan for the CBD that has been assigned highest priority.

The following members of the Kittitas County Association of Realtors spoke: Laurie Lind, President Elect, 1002 N. Vista; Tom Bacchus, John L. Scott; Patsy Pzatinski, 4221 Ranchers Road; Alex Eyre, 5731 Cook Canyon Road; Erich Cross, 209 East 10th; and Larry Sharpe, 101 N. Mt. Stuart Drive. The group submitted comments in writing from Larry Sharpe and Laurie Lind and also submitted “Kittitas County Association of Realtors Home Stats”. They commented on Chapter 7 of the proposed Comprehensive Plan related to Housing, which they believe includes inaccurate information about housing affordability in Ellensburg and incorrect population data. They also discussed housing – land use/housing policies, economic development – buildable lands inventory, economic development opportunities, and capital facilities policies.

The following members of the Ellensburg Chamber of Commerce spoke: Bob Hansen, 2520 Carriage Loop; Aaron Zimmerman, 901 E. 18th; Reed Carson, 102 N. Mt. Stuart; Dale Jurgens, 1001 Hansen Road; Tom Morris, 609 N. Main; and Ron Cridelbaugh, 609 N. Main. The group submitted their presentations in writing. They discussed the proposed Comprehensive Plan - Chapter 7 related to housing and the lack of affordable housing in the City; the economic vitality of the overall community and economic development opportunities; a buildable lands inventory; and also the members have issued an endorsement for regional retail, which is not site specific.

The following members of the Lamb family group spoke: Randy Lamb, Moses Lake; Steve Merwick, President of Western Cities, Bothell; Greg Easton, Property Counselors, Seattle; Kevin Jones, Senior Transportation Engineer, The Transpo Group, Kirkland; Maggie Potter, representing the Lamb family; and Jeff Slothower, attorney representing the Lamb family, 201 West 7th. Randy Lamb submitted
documents from the Lamb family and spoke regarding regional commercial and the West Interchange Project. Steve Merwick submitted documents and discussed the Regional Retail Site Analysis that he conducted for the Lamb family to assess the viability of the various sites in the market area for use as a regional commercial shopping center. Greg Easton discussed the Kittitas County Regional Retail Market Analysis that he prepared. Kevin Jones discussed the Regional Retail Traffic Analysis that he prepared for the Lamb property at the West Interchange and the Sorensen property at the South Interchange. Maggie Potter submitted materials and discussed that the majority of residents support retail at the West Interchange. Jeff Slothower discussed regional retail and the Lamb property and stated that the Lamb’s object to a sub-area designation of their property.

Council took a break at 2:53 p.m. and returned at 3:11 p.m.

The following members of the Alliance Group spoke: David Taylor, Moxee, WA and Robert Terrell, 7120 Hanson Road. David Taylor submitted his comments in writing and discussed the Alliance Group’s concerns with several issues in Chapter 4, Land Use. He stated that they believe the use of overlay districts will unnecessarily increase the development regulations for properties in those identified areas. Robert Terrell also stated he is opposed to the overlay districts. He discussed the letter in April he submitted to the City Council requesting the City Council consider as part of the Comprehensive Plan revision process to change the current land use on the property in the City located on Dolarway, East of Potts Road known as the Anderson property. They requested to have this property and the parcels not in the City as future designation to be changed as part of the Comprehensive Plan to support future zoning of Residential Heavy (R-H) under a planned unit development to allow open spaces so flood storage could be created.

Dorothy Chase, 1906 Green Parks Drive, discussed recreation and tourism issues. She is a member of the Lodging Tax Advisory Committee. The Lodging Tax Advisory Committee considered the Downtown Task Force’s proposal for regional retail development at the South Interchange and did endorse that on the basis of believing that there would be far greater connectivity to the distinctive downtown. If the development were to take place at the West Interchange, they believe that it probably would only be a satellite connected more to the interstate than to the community.

Jack Piper, 2900 Umptanum Road, stated the City needs to broaden its scope and open both interchanges, south and west, and allow developers to direct the course of where they feel development is most logical. He also stated that he is opposed to overlay zones.

Jerry Newman, Doug Sorensen, and Beverly Heckart spoke a second time.

Formally refer the documents and testimony that we have heard today and further information Perrie that may be submitted in writing by 5:00 Wednesday, November 8, 2006 to the Planning Commission. Affirmed
ADJOURN    Adjourn at 3:50 p.m. Carlson Affirmed

Mayor O’Brien reopened the meeting at 3:51 p.m.

Mayor O’Brien formally closed the public hearing at 3:51 p.m.

Adjourn at 3:52 p.m. Carlson

Affirmed

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Mayor

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ATTEST: ____________________________ City Clerk