Roll Call Present: Arango, Aronica, Lillquist, Miller, Morgan, and Tabb.

Excused absence: Councilmember Elliott

Others present were City Attorney Pidduck; City Clerk Reno; Community Development Director Smith; Planning Supervisor Bailey; Planner Eyerly; Captain Keightley; Animal Shelter Manager Hake; and approximately 20 members of the audience.

**Agenda Approval**

Motion to approve the agenda. Lillquist

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.

Motion to approve the Consent Agenda as follows: Lillquist

A. Approve Minutes – March 2, 2012, Special Session

Approve Minutes – March 5, 2012, Regular Session

B. Acknowledge Minutes of Boards and Commissions

(1) Cable Television Commission – January 18, 2012

(2) Landmarks & Design Commission – February 21, 2012

(3) Lodging Tax Advisory Committee – January 30, 2012


(5) Utility Advisory Committee – November 17, 2011

C. Approve University Way Banner Request for National Day of Prayer from April 16-30, 2012
D. Approve Noise Waiver Application for Cristobal Saucedo at the Kittitas Valley Event Center from 5:00 p.m. to 12:00 a.m. on March 24, 2012

E. Award Bid Call 2012-16 – 15th Avenue Reconstruction to All Aces for $60,514.51

F. Award Bid Call 2012-13 – Asbestos and Lead Abatement to IRS Environmental for $14,656.68

G. Award Bid Call 2012-12 – Small Natural Gas Meters to Meter, Valve and Control, Inc. for $38,463 including tax

H. Authorize the Mayor to Sign the Intergovernmental Cooperation Agreement Between the City of Enumclaw and the City of Ellensburg for Use of Gas Utility Equipment and Personnel effective April 1, 2012

I. Support and Not Oppose the Stipulation and Settlement Agreement with Williams Northwest Pipeline

J. Authorize the Mayor to Sign the Interlocal Cooperative Agreement with Kittitas Valley Fire & Rescue for Sharing IT Services

K. Approve March 19, 2012 Claims Fund Voucher Numbers 107377 Through 107582 in the Amount of $875,823.12, ACH Direct Deposit in the Amount of $181,919.81, Payroll Fund Check Numbers 83267 Through 83352 in the Total Amount of $88,072.36, Direct Deposit in the Amount of $188,531.75, and Electronic Fund Transfer of $3,862.00. Affirmed

Memorandum from Lodging Tax Advisory Committee Re: Recommended Funding from March 7, 2012 Meeting

At the March 7, 2012 meeting, the Lodging Tax Advisory Committee discussed funding requests and allocated funding for recommendation to the City Council in the amount of $41,333.

Motion to accept the Lodging Tax Advisory Committee’s recommended funding Lillquist as presented on Page 52 of the agenda. Affirmed

Public Hearing - Ordinance No. 4614 – Zoning Text Amendment Related to “Outlet Centers”

Mayor Tabb opened the public hearing to consider proposed Ordinance No. 4614 for a zoning code amendment adding “outlet centers” as a permitted use in the Highway Commercial (C-H) Zone.

Community Development Director Smith summarized the agenda report. He handed out additional exhibits L - SEPA Determination of Non-Significance (DNS); M - Confirmation from Washington Commerce Department that expedited review has been completed; and N - Planning Commission March 8, 2012 minutes.
Ron Cridlebaugh, Kittitas County Chamber of Commerce, discussed the Planning Commission’s recommendations. He spoke in support of the proposed amendment.

Gene Martin, PO Box 862, spoke regarding the Planning Commission’s recommendations. He spoke in favor of the proposed amendment and submitted additional petition signatures in support of factory outlet stores for the City of Ellensburg as a continuation of Attachment K.

Debbie Strand, 1932 E. Village Drive, on behalf of Strand Consulting, spoke in support of the proposed text amendment.

Don Zacharias, Don’s Heating, spoke in support of the proposed amendment.

Council asked questions of staff.

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

Motion to amend the fifth “Whereas” in Ordinance No. 4614 to change the date to Miller March 2, 2012 and the sixth “Whereas” to change the date to March 15, 2012. Affirmed

Motion to uphold the SEPA Responsible Official’s issuance of a Determination of Miller Non-Significance (DNS) for this legislative non-project action. Affirmed

**Motion for second reading of Ordinance No. 4614 with the following amendments:** Miller

Amended to reflect conditions 2, 3, and 4 of Ellensburg Planning Commission recommendation (as described on Page 65 of Council Agenda for March 19, 2012) by replacing proposed language for Chapter 13.24.040 (W) with the following language (conditions to be renumbered 1-3):

W. Outlet Centers

W. Outlet Centers, providing such development complies with the following conditions:

2. 1. The development property consists of one parcel, or separate and contiguous parcels, in which the total area is a minimum of 10 acres;

3. 2. The developer of the property submits a master site plan providing for a minimum of 10 acres for the outlet center with the center’s space arranged so that no one tenant’s square footage exceeds 15,000 square feet; and

4. 3. All outlet center development is subject to the design review process set forth in the city’s design standards for regional retail contained in Sections 1.45.540(F) (Design Standards for Regional Retail Commercial Development) and Chapter 3.40 of the Ellensburg Municipal Code.

Motion to amend Ordinance No. 4614, Section W.1 by Lillquist
removing “in which the total area is a minimum of 10 acres”. Affirmed (Miller – no)

Motion to amend Ordinance No. 4614, Section W.2 by Lillquist

striking “providing for a minimum of 10 acres for the outlet center with the center’s space arranged so that no one tenant’s square footage exceeds 15,000 square feet”. Affirmed (Miller – no)

Motion to amend Ordinance No. 4614, Section W.3 by Lillquist

striking “and Chapter 3.40 of the Ellensburg Municipal Code”. Affirmed

Vote on main motion. Affirmed


Motion for adoption of Ordinance No. 4614 as amended. Arango

Vote on motion. Arango (yes)

Aronica (yes)

Lillquist (yes)

Miller (yes)

Morgan (yes)

Tabb (yes)

Motion approved.

Council asked staff to bring back a resolution to dedicate a portion of sales tax for consideration at the next meeting as recommended by the Planning Commission.

**Proposed Ordinance – Beekeeping**

At the meeting on February 6, 2012, the City Council directed staff to draft an ordinance allowing for beekeeping in the city.

Animal Shelter Manager Hake summarized the agenda report.

Nate Sitton submitted written materials regarding the proposed ordinance for beekeeping.
Colleen Halvorson, 400 South Pearl, spoke in favor of the proposed ordinance.

Ross Byrd, 1312 Brick Road, discussed the letter he submitted that was included in the Council Agenda.

Council asked questions of staff.

**Motion for first reading of Ordinance No. 4615 with the following amendments:** Arango

For Section 5.30.260.B.1 – staff to bring back language to allow up to four hives on each single family dwelling lot in the R-L and R-S Zones; strike Section 5.30.260.B.2.a; and amend Section 5.30.260.B.2.b to align that with language consistent with the Washington State Beekeeper’s Association’s recommendations.

Motion to amend the ordinance by striking Section 5.30.260.C.j. Lillquist

Affirmed (Miller – no)

Motion to amend the ordinance to restore Section 5.30.260.B.1 as originally written, and Morgan amend Section 5.30.260.B.2.a to restore the language with a 7,000 square foot minimum.

Vote on motion. Arango (no)

Aronica (abstain)

Lillquist (yes)

Miller (no)

Morgan (yes)

Tabb (no)

Motion defeated.

Motion to amend the ordinance to restore Section 5.30.260.B.2.a and replace the 10,000 Miller square feet lot size with 7,000 square feet. Affirmed (Aronica – abstain)

Vote on main motion. Affirmed (Aronica – abstain; Morgan – no)

**2012 Historic Preservation Funds Grant (CLG Grant) Landmarks & Design Commission Project Recommendation**

Each year through the State Historic Preservation Officer (SHPO), competitive grants for historic
preservation projects are offered to its Certified Local Governments (CLG). At its February 21, 2012 meeting, the Landmarks & Design Commission selected themed self-guided walking tour podcasts or apps and brochures for recommendation to City Council for funding through the Certified Local Government Grants Program.

Motion to approve the application for a themed self-guided walking tour podcasts and Arango brochures project for 2013 Certified Local Government Grant funding. Affirmed

Manager’s Report

Use of 2010 Major Maintenance and Project Completion Bonds

Motion to authorize an additional $83,684.40 to complete work at Kittitas Valley Miller Memorial Pool, and $7,000 to install hand rails on the stairs at the two west entrances of City Hall from 2010 major maintenance and project completion bonds. Affirmed

Public Hearing to Consider Surplus Property

Motion to give notice of the public hearing on April 2, 2012 for surplus property and Morgan conveyance of property to MTA Holdings, LLC. Affirmed

Councilmembers’ Reports


Councilmember Lillquist reported on a Kittitas Valley Community Hospital strategic planning update, the Mental Health and Disabilities Board meeting, the Utility Advisory Committee meeting, and the Hansen Pits.

Councilmember Miller reported on the Homelessness and Affordable Housing Committee and the Community Network Coalition meeting.

Councilmember Morgan reported on the KITTCOM Board.

Mayor Tabb discussed the draft Environmental Commission minutes that were included in Friday mail.

Adjourn

Motion to adjourn at 10:20 p.m. Arango

Affirmed
Mayor

ATTEST: ____________________________________________

City Clerk