



**COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926**

MINUTES OF ELLENSBURG CITY PLANNING COMMISSION

Date and Time: Planning Commission Meeting of February 10, 2022 at 5:45 p.m.
Place of Meeting: Hybrid - In Person at City Hall, 501 N. Anderson Street, and Virtual Zoom Meeting
Present (in Person): Beverly Heckart & George Bottcher
Present (Virtual): Ed Harrell, Sathy Rajendran, Geraldine O'Mahony, Sigrid Davison
Absent: Fred Padjen
Others Present: Community Development Director Kirsten Sackett (in-person); Planning Manager Jamey Ayling (virtual); Rich Elliot Council Liaison

1. CALL TO ORDER

Commissioner Rajendran called the meeting to order at 5:45 pm.

2. APPROVAL OF AGENDA

Commissioner Heckart moved to approve of the agenda as submitted. Commissioner Bottcher seconded. All in favor, motion passed.

3. APPROVAL OF MINUTES of January 27, 2022 Planning Commission Meeting

Commissioner Heckert moved to approve the minutes as corrected. Commissioner Harrel seconded. All in favor, motion passed

4. NEW BUSINESS

5. OLD BUSINESS

6. CITIZEN COMMENT

No members of the public in attendance.

7. STAFF UPDATE

Discussion on amendments to streetscape design requirements of ECC 15.410 specific to local streets.

Director Sackett shared screen to show the commission the map she sent out to explain the streetscape design issues that need to be addressed. She explained that section 15.410 outlines the requirements for street design on new subdivisions. When the code was adopted in 2013, it included a requirement that new streets include a landscaping strip between the curb and sidewalk. Subdivisions approved prior to this time did not require planter strips. With the map she was able to point out a subdivision with the new landscaping strips in the vicinity of an undeveloped piece of property that would be allowed to continue with the old sidewalk design because it was infill lot abutting already developed sidewalks on either side. Sackett displayed the city map to show the Sanders Mill development in town and explained what their requirements would be. She stated that the

developer had previously submitted civil plans for the entirety of the subdivision which were approved under the previous code requirements. The subdivision had been built out in phases, and the final phases had not been completed prior to the expiration date.

Commissioner Bottcher asked if the developer is vested even though his paperwork has expired. Director Sackett noted that he is not vested for the remaining phases of the subdivision that did not receive final plat approval. She said that staff are not opposed to allowing the developer to use his previously approved plans in light of the street types along his existing development.

Commissioner Heckart asked about other developments that have or do not have the planter strip. Commissioner Bottcher asked how long the developers are vested. Director Sackett noted that subdivisions have 5 years to complete their development, but they can ask for an extension of an additional 5 years, allowing for 10 years in total. Director Sackett also noted that the city is working on a GIS map to show where the approved plats are in the city. There was discussion about the different areas of development in the city limits and where the infill lots would allow for the street design with landscaping strips.

Director Sackett shared screen to display potential revisions to ECC 15.410, and she said that staff have also held discussion on a suggested change to remove the 20-foot wide street option for local access streets. She displayed the GIS map to show where the 20-foot street section had been utilized for Landon Lane, and explained that it was problematic for the fire department. Commissioner Bottcher noted that he feels that the development code is too restrictive and maybe the city should leave more tools in the toolbox. Commissioner Harrell agreed that we need to keep options open, but if the 20-foot road option is available developers will want to use it because it is cheaper. Commissioner Davison thinks that it might work if the development actually used the bulb-out sections as depicted in example picture in the city code. Director Sackett noted that example wasn't able to be followed because of the narrowness of the lot. Commissioner Bottcher likes the planting strip for the snow removal off the sidewalk. Commissioner Bottcher asked about the approval process for street size.

Council Liaison Elliott noted that the fire code is the fire code and the development code should not conflict with what will be required by the fire code. Director Sackett noted that she will be meeting with Fire Marshal Delvo to make sure any code amendments will be in line with the fire code. Commissioner Bottcher worries about the amount of asphalt used in our city street. Commissioner Davison commented that she feels that the planting strips are not very attractive as they could be. Commissioner Bottcher commented that he is concerned about vesting rights that cities offer to developers and he would caution that it sets a precedent for future development. He thinks we should be restrictive on the exceptions allowed. Commissioner Heckart doesn't think it is very fair to require the green strips when there are so many neighborhoods that don't have them in the same area of the town. Discussion was held about the neighborhoods, safety and attractiveness of green spaces.

Director Sackett asked each of the commissioners if they support the change of the code- just a straw poll to see if staff should continue down this path. Commissioner Bottcher is not. Commissioner Davison would like to see the safety issue addressed and wants to make sure that the exceptions don't happen in many instances. Commissioner Harrell is in agreement with the language sent out in the packet and he is in favor of green space. Commissioner Rajendran agrees with Commissioner Harrell. Commissioner Heckart is okay with allowing where they won't go in but want them for future development. Sackett said that this topic will be discussed by Council in a future study session. Commissioner Bottcher

said he appreciates all of the work that goes into the code development, he wants to allow flexibility but also wants to require the green spaces next to the sidewalk. There was more discussion about the green spaces and sidewalk standards.

8. COMMISSION REPRESENTATIVE UPDATE

9. ADJOURNMENT

Vice Chair Rajendran adjourned the meeting at 6:43 pm.