



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Council Meeting, Regular Session

January 21, 2020

7:00 p.m.

Council Chambers, 501 North Auderson Street

1. Roll Call Present: Engel, Goodloe, Lamb, Lillquist, Miller, Morgan and Tabb.

Others present were City Manager Akers; Assistant City Manager/City Attorney Weiner; City Clerk Leader; Executive Assistant Gigstead; Public Works & Utilities Director Lyyski; Community Development Director Sackett and approximately thirty members of the audience.

2. Proclamations

None

3. Awards & Recognitions

None

4. Agenda Approval

Councilmember Morgan moved to approve the Agenda as presented. **Motion Approved 7-0.**

5. Consent Agenda

Councilmember Morgan moved to approve the Consent Agenda as presented. **Motion Approved 7-0.**

6A. Board and Commission Applications

Maurice Blackson introduced himself and expressed his interest in serving on the Landmarks and Design Commission.

Following the Mayor's request to Council, Councilmember Morgan moved to confirm the Mayor's recommendation to appoint Maurice Blackson to the Landmarks and Design Commission. **Motion Approved 7-0.**

Mayor Tabb recommended Geraldine O'Mahony for appointment to the Planning Commission.

Councilmember Miller moved to confirm the Mayor's recommendation of Geraldine O'Mahony for appointment to the Planning Commission. **Motion Approved 7-0.**

6B. Petition from Our Environment asking City Council to Pledge that the City will be Powered by 100% Clean Renewable Energy by 2035

Paula McMinn, Ellensburg, speaking for Our Environment and the 459 people who signed the petition, presented information concerning climate change and the request of the group asking the City to pledge 100% clean renewable energy by the year 2035.

6C. Review Council Assignments to Boards and Commissions and Liaison Positions.

Mayor Tabb provided a list of potential board and commission positions for each councilmember. Council reviewed and consensus was to assign commissions as discussed.

7. Citizen Comment on Non-Agenda Issues

Howard Jones, 704 N. Kittitas St., not speaking for himself or others, made a statement concerning the Chamber and City and the process of commissions.

8A. Public Hearing (Legislative) and Proposed Ordinance for Annexation of 260 Parcels, Referred to as Currier Creek Area

The Mayor opened the public hearing. Kirsten Sackett, Community Development Director, presented information in the staff report. It was reported that \$48,180,730 was the actual total property valuation of the proposed annexation area, which corrected the amount listed in the Agenda Report. Property owner, Shane Jump, Reecer Creek Leasing, requested zoning for their property to be Light Industrial. A letter from Attorney Jeff Slothower was received concerning such, was entered as Exhibit 14, and had been forwarded to Council by email. The Planning Commission, at their December 12, 2019 meeting, unanimously recommended Council approve the annexation with the boundaries previously set by Council.

Paul McBride, 1407 Dry Creek Rd, representing himself, stated he was not in support of the annexation and that the Planning Commission vote was not unanimous. He commented the annexation should be aimed specifically at the Currier Creek development.

Brad Fitterer, 1671 Dodge Rd, speaking for Dry Creek Acres, which includes 80 acres north of Dry Creek Rd, was in support of the annexation.

Mark McClain, 2211 N. Clearview Drive, spoke in regards to the zoning and uses of the property surrounding the homes within Currier Creek development. He stated he was in support of the annexation.

Brian Lenz, 1441 Emerson Road, on behalf of Ellensburg Christian School, expressed they would be in favor of the annexation.

Tammy Sawyer, 909 E 15th Ave., requested the annexation area be reduced to not include their property.

Nick Majsterek, 1607 Dry Creek Rd, requested the Dry Creek area be excluded.

Fabian Kuchin, 1404 Dry Creek Rd, spoke in regards to his property and the easement he provided to the City for a water line through his property. His property has been used as a nursery and is currently agricultural. He would like to keep light industrial zoning.

Gordon Allen Pross, 190 Packwood Lane, represented the American Cannabis Company LLC (owner) and The Hemp Cannabis Medical Research and Energy companies. He is not in favor of annexation, particularly at 1350 Reecer Creek Road. He commented about the water right-of-way and that it should be grandfathered for light-industrial.

Greg Newhall, 3650 Passmore Rd, owns property that is currently being farmed both north and south of University Way, and stated he was not in favor of annexation. He inquired about what action is taken if it's not farmed one or two years, and if it eliminates them from the agricultural zoning.

Marte Fallshore, 2817 Pioneer Rd, spoke in regards to annexation of the Dry Creek Road landowners and the elimination of Hannah Road residents.

Shane Jump, Reecer Creek Leasing, spoke regarding the rezone of their property and permitting which was previously done.

Johnathan Suttles, 1509 Dry Creek Rd, spoke against the annexation.

Gabrielle Stryker, 1407 Dry Creek Rd, spoke against annexation and referred to her letter, which was previously submitted.

Tim Blake, 2119 W Creeks Edge Way, was not in favor of the annexation.

Gordon Pross, 190 Packwood Lane, commented regarding Fabian Kuchin's property, which is currently used as an active cattle ranch.

Councilmember Engel asked what further development consists of; and what defines a lapse of use for certain property.

Councilmember Morgan asked about current utilities for existing residents.

Councilmember Engel inquired about zoning differences between the City and County.

Councilmember Lillquist asked about differences between R-S and R-L zones concerning maintaining livestock.

Councilmember Miller inquired about certain zoning being detrimental or benign for certain properties.

Councilmember Lillquist commented regarding the utility agreements and pre-annexation agreements in the Currier Creek development.

Councilmember Morgan inquired about Mr. Kuchin's property and the process to rezone; and areas 1-4 on the map distributed at the meeting which included areas requesting to be excluded from the annexation, which was added as Exhibit 15.

Exhibits 16 and 17 were also added and were maps showing areas of the City limits not including the parcels against annexation and showing the City/County limits.

Councilmember Goodloe inquired about the potential zoning to Mr. Kuchin's property if annexed.

Gabrielle Stryker, 1407 Dry Creek Rd, commented regarding the County not allowing apartment complexes.

Councilmember Lillquist inquired about the amendment process of the comprehensive plan and the timeline of Mr. Kuchin's and Mr. Pross' project. Mr. Pross explained the project is anticipated to be active within twelve months.

Councilmember Engel inquired about code enforcement of tall grass on property.

Councilmember Morgan inquired about zoning for the triangular piece included in the annexation as residential-suburban (R-S).

Councilmember Miller asked about zoning for the Reecer Creek Leasing property as light-industrial (I-L).

Councilmember Lillquist asked about zoning for the property north of Hwy 10 (south of Currier Creek development) and whether it would be light-industrial (I-L).

Councilmember Engel asked if zoning needed to be approved at the time of annexation.

Councilmember Miller asked if the Truss Company would be a conforming use for existing use, and whether heavy-industrial use would be more applicable for the Reecer Creek Excavating site.

Shane Jump commented in regards to the question about heavy-industrial use and stated rock crushing will not be done at that site.

Mark McClain commented in regards to the mix of industrial and residential zones and asked whether that's standard procedure.

Pam McMillen, 2006 W Clearview Drive, commented in regards to the mix of zoning and asked if residents would have an opportunity to comment on zoning changes.

Mayor Tabb asked if the City zoning would change the use of the property.

Greg Newhall, 3650 Passmore Rd, asked about the twelve month period for non-conformity of property use.

Mayor Tabb closed the public hearing.

Councilmember Morgan moved to approve the petition for Annexation P19-075 for 260 parcels referred to as the Currier Creek Annexation Area, with simultaneous approval of zoning as proposed by City staff.

Councilmember Lillquist moved to amend the proposed zoning for the Reecer Creek Leasing property from commercial-highway to light-industrial. **Motion Approved 7-0.**

Councilmember Lillquist moved to amend proposed zoning for the triangular piece (petition parcels 1-4) on Exhibit 15 from residential low-density (R-L) to residential-suburban (R-S). **Motion Approved 7-0.**

Vote on the main motion as amended. **Motion Approved 7-0.**

Councilmember Lillquist moved to conduct first reading of Ordinance 4847.

Councilmember Morgan moved to amend the Ordinance motion that under land use designation number four, the zoning reflects the action taken in the previously passed motion. **Motion Approved 7-0.**

Councilmember Lillquist moved to amend the motion to direct staff to proceed with a comprehensive plan amendment per the docket procedures that reflects and underlying land use for Mr. Kuchin's property, per his request, that would allow for light-industrial (I-L). **Motion Approved 7-0.**

Vote to adopt the amended Motion on first reading of Ordinance 4847. **Motion Approved 7-0.**

Council recessed from 9:20 pm and reconvened at 9:29 pm

8B. Public Hearing (Closed Record) and Proposed Ordinance for Site Specific Reszone Request of Parcel 17827, Located on Bull Road

The Mayor opened the public hearing. Kirsten Sackett, Community Development Director, presented the staff report and reviewed the information submitted to the Hearing Examiner for consideration of the rezone request.

Chad Bala, representative for the Applicant, stated they concur with the Hearing Examiner's recommendation on the rezone request.

Councilmember Morgan moved to approve rezone request P19-122 from residential-suburban (R-S) to light-industrial (I-L), and adopt the Hearing Examiner's Findings of Fact, Conclusions of Law and Decision and Conditions of Approval. **Motion Approved 7-0.**

Councilmember Miller moved to conduct first reading of Ordinance 4848. **Motion Approved 7-0.**

9. Introduction and Adoption of Ordinances and Resolutions

None

10. Unfinished Business

None

11A. Staff Demonstration of New Online Agenda Preparation Software

Beth Leader presented a visual demonstration of the new Agenda Reports and Agenda packets to be listed on the City's website, and Terry Weiner reviewed the process for staff to prepare the documents and online agenda for viewing specific Agenda items individually.

12A. Manager's Report.

The City Manager presented information in the Manager's Report.

A date for the Council Retreat will still need to be agreed upon, potentially late February or early March.

12B. Councilmembers' Reports

Councilmember Engel reported on the Airport Advisory Committee and the Law and Justice Council.

Councilmember Goodloe attended the Affordable Housing Commission and Utility Advisory Committee.

Councilmember Lillquist reported on Developmental Disabilities Board, Environmental Commission, and Utility Advisory Committee.

Councilmember Morgan attended the Library Board, Arts Commission, KITTCOM, and KCCOG meetings.

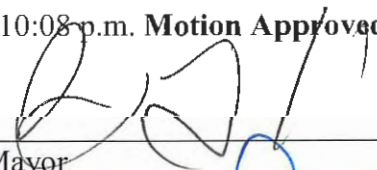
Mayor Tabb reported on Public Transit Advisory Committee, and the KCCOG meeting.

13. Executive Session

None

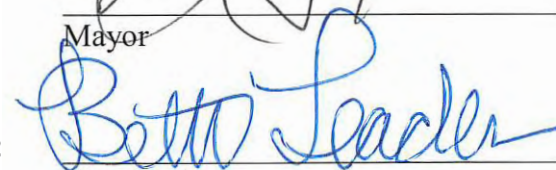
14. Adjourn

Councilmember Morgan moved to adjourn at 10:08 p.m. **Motion Approved 7-0.**



Mayor

ATTEST:



City Clerk