



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes Planning Commission, Regular Meeting

June 8, 2023

5:45 PM

Council Conference Rm 501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order

Chair Padjen called the meeting to order at 5:45 p.m.

2. Roll Call

Roll Call Present In-Person: George Bottcher, Ed Harrel, Fred Padjen, Sathy Rajendran, Sigrid Davison

Roll Call Present-Via Zoom: Geraldine O'Mahony

Absent: Delano Palmer (excused)

Also Present: Jeremy Johnston, Community Development Planning Manager, Kathy Boots, Planning Technician, Dan Carlson, Community Development Director, Laura Wilson, Planner, Les Bonke, public, Jerel Brown, public

Also, Present Via Zoom: Cathy Caraway

3. Approval of Agenda

Commissioner Davison moved to Approve the Agenda. **Motion Passed 6-0.**

4. Approval of the Minutes

A. Minutes of the May 11, 2023, Planning Commission Meeting

Commissioner Davison made a motion to approve the minutes from May 11, 2023. **Motion Passed 6-0.**

5. New Business

a. Public Hearing for Annexation Request P23-022 MTA Holdings

Appearance of Fairness reviewed. Johnston read staff report. Staff have added 11 adjacent parcels to the proposed annexation to total 24 parcels. Staff recommend Industrial Light (I-L) zoning for the proposed parcels. The annexation would add two miles of road to the City of Ellensburg. Public

comment opened.

Jerel Brown expressed concern over the ongoing issue of dust, noise, garbage, traffic enforcement, and lack of screening from MTA holdings. Would the City of Ellensburg regulate those issues, require sidewalks, and are City utilities planned for the additional 11 lots that the Community Development staff incorporated into the proposed annexation?

Les Bonke expressed concern that he would not be able to maintain his ranch with farm animals. He does not want to be annexed into the City of Ellensburg, have City utilities, or taxes. Bonke would like a pre-annexation agreement to maintain his ranch.

Cathy Caraway expressed concern over traffic flow, increased trucks, and increase in population. Would the City add a stop light at the corner of Anderson and Umptanum? She would like to keep her farm animals.

Jerel Brown was given additional time to comment. Mr. Brown does not want to have City taxes. He rezoned his property through Kittitas County to have an explosive (fireworks) storage business. He expressed concern over continuing his business.

The Commission asked questions to the staff and landowners. Staff stated that the current proposal is only for an annexation which would not change the existing circumstances related to improvements. An annexation does not trigger sidewalks, screening, or traffic impact studies. If a development is proposed, it could trigger some of the improvements listed above. The current lots would become non-conforming. If a pre-annexation agreement is completed, the non-conforming lots could continue their current uses until the use stops or additions are made. The lots would then be required to meet the current code. Public comment closed.

Commissioner Harrel motioned to forward the recommendation to the City Council to approve the annexation as presented. Commission deliberated. The City of Ellensburg would be responsible for the maintenance of the road annexed. It is inappropriate for the Commission to recommend a condition of screening to MTA for an annexation. Commissioner Harrel moved to amend the motion to include a pre-annexation agreement for the individual landowners. Harrel restated the motion. Commissioner Harrel motioned to recommend forwarding the annexation to City Council for approval for all 24 parcels with a pre-annexation agreement offered to individual property owners within the added annexation area and the annexed parcels zoned Industrial Light (I-L) upon annexation. **Motion Passed 6-0.**

b. Public Hearing for Annexation Request P23-018 Solar Dolar

Appearance of Fairness reviewed. Wilson read staff report. The parcel is currently on City utilities. The lot has portions that are in the 100-year floodplain. Unincorporated property owners within a half-mile of City limits were contacted and were not interested in becoming annexed into the City. The road is currently maintained by the City. Staff recommend annexation with the Regional Center Mixed Use (RCMU) zone. Public comment opened. No public comment. Public comment closed. Commission deliberated. Commissioner Padjen motioned to recommend forwarding the annexation to City Council

for approval as proposed in the staff report. **Motion Passed 6-0.**

6. Old Business

None

7. Citizen Comment

None

8. Staff update/Discussion Items

Staff expressed interest in holding a joint study session with the Planning Commission and Affordable Housing Commission to develop options for affordable housing incentives. Johnston will send out materials to review.

9. Commission Representative Update

None

10. Adjournment

Chairman Padjen adjourned the meeting at 6:47 p.m.
Next meeting July 13, 2023, 5:45 p.m.