



CITY OF ELLENSBURG

Minutes of Planning Commission, Regular Meeting

Date of Meeting

September 14, 2023

Time of Meeting

5:45 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

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

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

Absent: Geraldine O'Mahony (excused), Delano Palmer (excused), George Bottcher

Also Present In-Person: Jeremy Johnston, Community Development Planning Manager, Shannon Johnson, Senior Planner, Dan Carlson, Community Development Director, Kelle Vandenberg, Economic Development Director, and Rosemary Meyer, member of the public.

Also, Present Via Zoom: Matthew Sweeney, Agent for DNR Jensen Rentals LLC, Randy, and Dan Jensen.

2. Approval of Agenda

3. Approval of Minutes

Minutes tabled until the next meeting

4. New Business

Appearance of Fairness reviewed. Johnston provided background information. Five proposed amendments to the Comprehensive Plan were submitted. The City Council approved a motion to docket the five amendments on July 17, 2023.

Proposal 23-01 is to update the 6-year capital improvements plan as referenced in Chapter 6 of the Comprehensive Plan. The agenda includes the 6-year budgets for parks and recreation, public works, and utility services. Staff presented the staff report. Staff recommend approval. Public comment opened for docket item 23-01. No public comments. Public comment closed. Padjen voiced concerns regarding Gas Utility extension budget items in relation to the Climate Change Act. Commissioner Harrell moved that the Planning Commission recommend to Council approval of docketed item 23-01. Motion passed 3-1.

Proposal 23-02 was submitted by Mayor Lillquist and the Community Development

Department. This amendment would create a Future Land Use/Zoning conversion table within the City of Ellensburg's Comprehensive Plan Land Use section to provide transparency, clarity, and guidance for zoning options within each land use category. Staff recommend approval. Public comment opened. No public comment. Public comment closed. Commissioner Harrel moved that the Planning Commission recommend to Council approval of docketed item 23-02. Motion passed 4-0.

Proposal 23-03 submitted by a citizen to eliminate a Future Minor Collector roadway that impacts his property on Dolarway Road. The property owner referenced the map exhibits within the agenda packet. Johnston discussed this proposal with Public Works staff, and it was determined that removal of this roadway would not negatively impact the Future Transportation Plan for the City of Ellensburg. Staff recommend approval. Public comment opened. No public comment. Public comment closed. Commissioner Rajendran moved that the Planning Commission recommend to Council approval of docketed item 23-03. Motion passed 4-0.

Proposal 23-04 submitted by a citizen requested a map revision to change the Future Land Use designation of four parcels located on Vantage Highway to Heavy Industrial. The parcels listed in the application (181933, 171933, 025236, & 191933) are currently zoned Commercial Highway within a Community Mixed Use land use designation. Several properties to the north and south of the subject parcels are currently residential in use or undeveloped, and located within County jurisdiction or are unincorporated lands within the urban growth area. Staff believes that the proposal would create a pocket of Heavy Industrial surrounded by several incompatible current and future uses. Staff recommend denial. Public comment opened. Sweeney, an agent for DNR Jensen Rentals and Jensen property owners spoke. Sweeney gave background and the businesses owned by the Jensen's. Owners feel the best use of their property is Heavy Industrial and see a need for more of this land use. They don't agree with the staff's Heavy Industrial pocket creation analysis. Johnston stated that more industrial zoning could be beneficial but doesn't believe that the proposed area would be consistent with the general development patterns of the immediate area. Public comment closed. Commissioners deliberated. Commissioners voiced concerns of the inconsistencies of the proposed map amendment. Commissioner Harrel moved that the Planning Commission recommend denial of docketed item 23-04 to City Council. Motion passed 4-0.

Proposal 23-05 submitted by CenterFuse requested updates to the Economic Chapter of the Comprehensive Plan. Johnston summarized the background information. It was submitted in 2021, continued to the 2022 cycle, and due to staffing and workload issues, the item was again continued to the 2023 cycle. The current proposal addresses grammatical issues, general updates, adds a Covid-19 Impact section, expands the Arts & Culture and Business Development sections, and updates Demographic and Household Income Data. Kelle Vandenberg elaborated on the proposal and noted that some adjustments may be needed prior to City Council review after she has reviewed the goals to verify equal access fair equity. Public comment opened. No public comment. Public comment closed. Commissioner Harrel moved that the Planning Commission recommend to Council approval of docketed item 23-05 with the possibility of included adjustments to address equity issues as proposed by Economic Development Director Vandenberg. Motion passed 4-0.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

Special Meeting scheduled for September 28, 2023.

Commissioner Davison and Commissioner O'Mahoney may not be able to attend.

There will be no regular meeting scheduled in October.

8. Commission Representative Update

None

9. Adjournment

Meeting adjourned at 6:36 p.m.