



CITY OF ELLENSBURG

Minutes of Planning Commission, Regular Meeting

Date of Meeting

December 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

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

Present: Ed Harrel, Delano Palmer, Fred Padjen, George Bottcher, Sathy Rajendran, Sigrid Davison

Absent: Geraldine O'Mahoney

Also Present: Dan Carlson-Community Development Director; Jeremy Johnston-Planning Manager; Lily Frey-Housing & Grants Administrator; Kathy Boots-Planning Technician; Randy Jensen, Rich Elliott (due to connection issues he was in and out of meeting)

Commissioner Harrel motioned to excuse Geraldine O'Mahoney's absence. Motion passed 6-0.

2. Approval of Agenda

Commissioner Palmer motioned to approve the agenda as presented. Motion passed 6-0.

3. Approval of Minutes

Commissioner Palmer motioned to approve regular Planning Commission minutes from November 9, 2023. Harrel motioned to amend the minutes to state on page two, paragraph one "...by having the Planning Commission make a decision on a Conditional Use Permit rather than a Hearing Examiner." Motion to amend minutes passed 6-0.

4. New Business

None

5. Unfinished Business

- 5.A Public Hearing to consider remanded Comprehensive Plan Amendment item 23-04 Jensen Map Amendment
Appearance of Fairness reviewed. Johnston read a staff report. On the Comprehensive Plan, Future Land Use map, the Jensen property is earmarked Residential Medium or High. The staff stated the change in zone would be considered spot zoning which is inconsistent with the Growth Management Act and doesn't believe the change in zone is compatible with surrounding parcels which are not industrial. Staff recommend denial of item 23-04. Public comment opened. Mr. Jensen provided a handout and spoke. In reviewing the map he

provided, Jensen stated the trail to the south of the property is 25' above the property and will provide a sound barrier. He stated the Vantage Highway, which is projected to be a four-lane highway, would shield the properties to the north of noise from the increase in traffic noise. He has a specific manufacturing use in mind, but it requires loud noise. He believes the proposed use would not be detrimental or spot zoning. The GIS map was displayed with zoning designations. Allowed uses within the I-H zone were reviewed. Public comment closed.

Bottcher motioned to deny item 23-04. The Commissioners deliberated. Public comment re-opened. The staff clarified that Mr. Jensen presented his project to the City Council, who remanded it back to the Planning Commission. Bottcher wanted Rich Elliott to discuss the reasoning from the City Council. Carlson stated it was not appropriate for Elliott to testify. Public comment closed. The Commissioners deliberated.

Harrell motioned to forward to the City Council Comprehensive Plan Amendment item 23-04 for denial. Motion passed for denial 6-0.

6. Citizen Comment

None

7. Staff Update/Discussion Items

The supportive housing ordinance will be reviewed at the January 2024 meeting. The Department of Commerce required substantial changes to the ordinance. The ordinance will be presented at a public hearing.

The update to the Comprehensive Plan will begin in January 2024.

8. Commission Representative Update

None

9. Adjournment

The meeting was adjourned at 6:45 p.m.