



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes Planning Commission, Regular Meeting

November 10, 2022

5:45 PM

Council Chambers 501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order

Vice Chair Rajendran called the meeting to order at 5:47 p.m.

2. Roll Call

Roll Call Present In-Person: Ed Harrel, Sathy Rajendran, Sigrid Davison, Delano Palmer

Roll Call Present-Via Zoom: George Bottcher

Absent: Geraldine O'Mahony, Fred Padjen (Recused)

Also Present: Jamey Ayling, Community Development Director, Kathy Boots, Permit Technician; David Sturgell (Applicant), Members of the public that signed in: Korbie Jorgensen Haley, Sue & Dave Christopherson, Tricia & Adam Rabel, Len Riggan, Yvonne & Paul Davenport, Paul Rawlings, Denny & Jayme Clark, Jarred & Abbie Lee, Lindsey Quitmeier, Anneliese Childress, Mike & Nichole Gray, Rich & Kim Smith, Pinky & Kara Miller, Bernie & Marlene Meyers, Dan Terry, and Scott Nicolai.

Also, Present Via Zoom: Terry Weiner, City Attorney; Members of the public: Boyd Williams, Marty, David Soltz, Joanne, Hope Isitt

3. Approval of Agenda

Commissioner Delano moved to Approve the Agenda. **Motion Approved 5-0.**

4. Approval of the Minutes

A. Minutes of the October 27, 2022, Planning Commission Meeting

Commissioner Harrel made a motion to approve the minutes from October 27, 2022. **Motion Carried 5-0.**

5. New Business

A. Open Record Public Hearing to consider an annexation request for parcels 744134, 474134, 513634 and 503634 located at 1900 Brick Road.

Ayling read staff report. City Council heard the Annexation in a closed meeting September 6, 2022. Applicant Sturgell summarized the request for Annexation. Applicant requested upon Annexation that R-M Zone is applied.

Public comment started at 6:04 p.m. provided by:

1. Dave Christopherson provided public comment against the R-M zone. He has concerns regarding traffic, water drainage, racing. He has buried loved ones. Concern expressed over four plex's being built. Supports R-L or R-S
2. Hobert Miller provided public comment supporting R-L zone. He has buried loved ones. County previously tried to change the zoning so that low-income housing was allowed, and many people opposed it.
3. Paul Davenport provided public comment regarding irrigation concerns. He has concerns regarding water rights being addressed if a development is built. Staff Ayling answered questions regarding RCW, ROW, irrigation distribution, and water rights
4. Dan Terry provided public comment against the R-M zone and concerns about water flow for fire damage, sewer, traffic, and lowered house values. He supports Willard's written comment and the R-S zone
5. Jarred Lee provided public comment regarding R-M bringing increased traffic, noise (currently loud), in the future kids playing outside with traffic, and supports R-S zone not a higher density
6. Anneliese Childress provided public comment in opposition to the R-M zone, concerns regarding similar issues that The Verge/Grove experienced with the development such as flooding, traffic, accidents, noise, street danger, and racing.
7. Boyd Williams provided public comment representing his parents and brother who are ok with the Annexation if it is R-S zone. Over the 40 years there has been an increase in traffic. He has concerns over hazards effecting the area with sprawl. He opposes R-M and believes it does not fit in the area and with EIC and will impact current homes
8. Hope Isitt provided public comment expressing concern regarding development causing standing water increased and potential for flooding
9. Carol Miller provided public comment representing her parents who expressed concerns regarding having several medium density 3 story apartments by cemetery. Neighborhoods that have three story buildings are busy, traffic, partying, and college life is inappropriate in this area. They support R-S or R-L zone.
10. Paul Rawlings provided public comment with concerns regarding traffic impacts, garbage and furniture being strewn around after students move which attracts rodents. He provided an example of a house with one kitchen but several renters that is considered R-M. He has not seen impact statements for school, fire, or road. He wants to see traffic impact patterns for all the streets involved
11. Dan Terry provided public comment expressing concern over traffic which has increased. An increase in traffic especially for families with children is concerning. Current flooding which will increase, anticipating crime, racing, burglaries, and accidents from renters that are not vested in the neighborhood.

6:32 p.m. Staff will provide City Council with public comments. Commissioners discussed minimum and maximum development and height limits for each zone. Commissioner Delano addressed applicant. Applicant has no solid plans of development. Original structures will be

kept. Applicant plans to consult neighbors prior to development as they feel part of the neighborhood. The operational costs of the cemetery have drove the need for development. I O O F has been on the verge of bankruptcy each month. If they go bankrupt, the City or State would be responsible for upkeep of cemetery. They would love to keep up the graves but must increase revenue to continue and R-M would be the level needed to continue. This determination came from a feasibility study done. They are working with community groups to assist them and applying for grants. The cemetery is historic. Commissioner Harrel asked about the projected need for space for future burials. Applicant stated the acreage will last them over 200 years.

6:45 p.m. Paul Rawling (public) expressed concern that he paid for the upkeep of a gravesite and has not gotten notice of his loved ones being moved. He showed concern that if residents aren't invested in the neighborhood, they may tip over headstones. Commissioner Bottcher verified with staff that the applicant can change the zone request per code. With annexation a zone will be established. The Commission will make a recommendation that will be brought to City Council. Commissioner Palmer inquired about setting conditions on the annexation. Staff reported that would be difficult to enforce but possible. Public comment closed. Commissioners deliberated. Commissioner Bottcher motioned to recommend to City Council to approve annexation with R-M zone of parcels. Commissioner Harrel seconded the motion. Commissioner Delano clarified that staff were recommending R-L zone. Staff confirmed, which is what applicant applied for. Commissioner Harrel stated mitigation impacts can be addressed. Commissioner Davison asked staff if there is an open space code that requires a playground. Staff stated there is not a provision for that in the code.

7:02 p.m. Commissioner Delano reiterated motion to recommend to City Council to annex parcels 744134, 474134, 513634 and 503634 located at 1900 Brick Road with a medium density. **Motion carried 4-1.**

6. Old Business

None

7. Citizen Comment

A member of the public asked if tonight's meeting had a quorum. Staff stated this Commission is a quorum with 4 Commissioners and tonight 5 were present.

8. Staff update/Discussion Items

Staff stated meetings will now only be the 2nd Thursday of the month. The December meeting will be used to identify agenda topics and develop a work plan.

9. Commission Representative Update

The Council liaison Adam Winn will be contacted and reminded of meetings

Commissioner Davison discussed that educating the public on fossil fuels will be important

10. Adjournment

Chairman Rajendran adjourned the meeting at 7:13 p.m.
Next meeting December 8, 2022, 5:45 p.m.