AGENDA
PLANNING COMMISSION
August 8, 2024

Hybrid Meeting In-person and via Zoom

Members of the public who wish to participate in this meeting may do so either in person or remotely via video conferencing by following this link:
https://us02web.zoom.us/j/86835256115?pwd=Nm9RVGdDYWpGd3ZEdlIHRmREb0V0dz09

Meeting ID: 868 3525 6115
347244

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CITY OF ELLENSBURG
PLANNING COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Thursday, August 8, 2024
5:45 PM - Regular Meeting

1. **Call to Order and Roll Call of Members**
2. **Approval of Agenda** (No Public Comment)
3. **Approval of Minutes**
   - 3.A Approval of Minutes for July 11, 2024 Joint Planning Commission Meeting
4. **New Business**
   - 4.A General Update
5. **Unfinished Business**
6. **Citizen Comment**
7. **Staff Update/Discussion Items**
   - 7.A Affordable Housing Project Updates
   - 7.B Commission Vacancy
   - 7.C Commissioner Inquiry
8. **Commission Representative Update**
9. **Adjournment**

For more information on the Ellensburg Planning Commission, contact Planning Manager, Jeremy Johnston, at 509-962-7232.
The Contents of this agenda have been photocopied on recycled paper.

CITY OF ELLENSBURG **Minutes of Planning Commission, Regular Meeting**

Date of Meeting **July 11, 2024**

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

1.A a. Planning Commission
b. Affordable Housing Commission
The meeting was called to order at 5:45 p.m. The meeting is a Joint Study Session with the Planning Commission

Present for Affordable Housing Commission: Courtney Garzone (arrived at 5:50 p.m.); Peter Stone (arrived at 5:47 p.m. and left at 7:12 p.m.); Dan Witkowski; John Perrie; Delano Palmer; Sarah Bedsaul (left at 7:00 p.m.); Kim Funston (left at 6:00 p.m.)
Present for Planning Commission: Ed Harrel; Sigrid Davison; Sathy Rajendran; George Bottcher; Michael Buehn
Absent for Planning Commission: Geraldine O'Mahony
Also Present: Jeremy Johnston-Planning Manager; Lily Frey-Housing & Grant Administrator; Kathy Boots-Planning Technician; David Miller-City Council Liaison (left at 7:03 p.m.); David Sturgell

Commissioner Rajendran motioned to excuse the absence of Geraldine O'Mahony. Motion passed 5-0.

2. Approval of Agenda

Commissioner Bottcher motioned to approve the agenda. Motion passed 5-0.

3. Approval of Minutes

3.A Planning Commission May 9, 2024
Commissioner Davison motioned to approve the minutes from the Planning Commission regular meeting on May 9, 2024. Motion passed 5-0.

4. New Business

4.A Overview of proposed code changes to middle housing
Staff member Frey summarized House Bill 1110 and House Bill 1220. Due to middle housing being scarce and the adoption of House Bill 1110 the Planning

Department staff are recommending changes to the City zoning code. Changes to the Cottage Housing City Code were reviewed and discussed. Off-street parking and open space were discussed. Changes to the Town Home City zoning code were discussed. The amount of parking spaces per unit were discussed on multi-unit developments. Multifamily housing being built near Single Family Residences was discussed. The proposed changes to the duplex code involved changing the illustration. Off-street parking in the Central Commercial zone were discussed. The intent was that there would be retail below on the street level but decreasing store fronts on apartment buildings in this zone were considered. The pros and cons of allowing ground floor units was discussed. The Commissioners did consider possibly reducing the amount of feet from the unit to the sidewalk which may assist in increasing units. Staff member Johnston summarized House Bill 1337 regarding accessory dwelling units (ADU). The House Bill allows at least two ADU's on lots that can meet setbacks to property lines and critical areas and the square footage amount increased. Questions regarding sewer size, existing unpermitted ADU's, and utility meters were talked about.

5. Unfinished Business
None

6. Citizen Comment
None

7. Staff Update/Discussion Items

7.A Request for commissioner volunteers for the 2026 Comprehensive Plan Steering Committee
The 2026 Comprehensive Plan is being updated. A task force is being formed with members of each Commission. The Committee is anticipated to meet for about six months next year, either monthly or bimonthly.

8. Commission Representative Update
None

9. Adjournment
The meeting was adjourned at 7:15 p.m.