



CITY OF ELLENSBURG

Minutes of Planning Commission, Regular Meeting

Date of Meeting

October 10, 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

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

Present: Michael Buehn, Ed Harrell, Sigrid Davison, Geraldine O'Mahony, Sathy Rajendran

Absent: George Bottcher

Others Present: Jeremy Johnston-Planning Manager; Kathy Boots-Planning Technician;
David Miler-City Council Liaison

2. Approval of Agenda

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

3. Approval of Minutes

3.A Approval of Minutes from 9/12/2024

Commissioner O'Mahony motioned to approve the minutes from September 12, 2024. Motion passed 5-0.

4. New Business

4.A Planning Commission Middle Housing Study Session

Staff member Johnston discussed recommended Land Development Code changes for housing types inline with the Housing Action Plan and State Law. Developers were consulted to help determine why incentives were not being used. In the November meeting, a few other recommended Land Development Code changes will be presented, such as plat extensions, planning permit review times, and flood codes. Townhome potential code changes are to reduce parking slightly, decrease open space, reduce landscaping so they are inline with single family residence landscaping requirements. The cottage-style housing proposed changes are an increase in size, only public open space, eliminating architectural detail, and increased height allowed. Accessory dwelling unit (ADU) proposed changes are primarily driven by House Bill 1337. At least two ADU units allowed with a primary unit, no minimum size, maximum size increase, rear setback change, and one parking spot for the second ADU. Multifamily housing proposed changes are to increase maximum density, decrease parking for smaller multifamily complexes, allow parking in rear

setback, adjust open space, remove extra energy efficiency above state code, and remove transfer of rights.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

7.A Commissioner Questions

Commissioner Davison suggested the City change "citizen comment" to "public comment" on agendas since not all of the public are citizens.

8. Commission Representative Update

Commissioner Harrell will be absent for the November 14, 2024, meeting.

City council liaison Miller did not have an update for the Commission.

9. Adjournment

The meeting was adjourned at 6:40 p.m.