



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Planning Commission, Regular Meeting

November 14, 2024

5:45 PM

Council Chambers

501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order and Roll Call of Members

The meeting was called to order at 5:45 p.m.

Present: Michael Buehn, Geraldine O'Mahony, Sathy Rajendran, George Bottcher

Absent: Ed Harrell, Sigrid Davison

Others Present: Lily Frey-Housing and Grants Administrator; Stacey Henderson-Senior Planner; Kathy Boots-Planning Technician, David Miller-City Council Liaison

Commissioner Rajendran motioned to approve the absence of Commissioner Harrell. Motion passed 4-0.

2. Approval of Agenda

Commissioner Rajendran motioned to approve the agenda. Motion passed 4-0.

3. Approval of Minutes

- 3.A Approval of Minutes for October 10, 2024 Planing Commission Meeting
Commissioner O'Mahony motioned to approve the October 10, 2024, minutes.
Motion passed 4-0.

4. New Business

- 4.A Public Hearing to Consider 2024 Land Development Code Amendments
Staff member Carlson and Frey reviewed the proposed amendments to the Land Development Code. Recent legislation has required permit review timelines to be put in place. Permit fees at submittal are required to be paid at 80% of the permit fee. Once the review timeline has been met, the other 20% can be gathered. If the timeline is not met, then the 20% of the permit fee will not be collected. There is new reporting requirements related to project review timelines. Land Development Code amendments are proposed for Accessory Dwelling Units and middle housing as required by recent legislation. The City proposes to amend the Land Development Code to include plat extensions. Other Land Development Code amendment proposals were reviewed (see agenda packet staff report and exhibits 1-3). The Land Development Code amendments were sent to the Department of Commerce and were approved. The changes to the code are aimed to increase available housing and variety

based on the 2021 Housing Action Plan. Land Development Code amendments to the frequently flood areas due to legislation was reviewed. The 2024 CAV visit assessed the City procedures and enforcement and determined changes needed. Staff would like a recommendation of approval of the proposed Land Development Code amendments to go to City Council for adoption. Public comment opened. No public comment. Commissioner O'Mahony asked for clarification of page 46 section F of the agenda packet in regard to a developer can achieve density bonuses. Staff member Frey clarified how the two-tier density bonuses can be met. Commissioner O'Mahony would like an example of each of the two tiers be added to the amendments. Staff member Frey will provide an example of the two-tier density bonus and how it is determined based on AMI percentages used for rent. Public comment closed.

Commissioner O'Mahony motioned to recommend approval of Title 15 Land Development Code changes as presented with one amendment to ECC.330.020 F-K to provide an example of the density bonuses to provide clarity and be forwarded to the City Council for approval. Motion passed 4-0.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

7.A Commissioner Discussion Items

Commissioner O'Mahony would like citizen comment changed to public comment since some of the general public are not citizens.

The December 13th, 2024, meeting has been cancelled.

The new energy code was not repealed.

8. Commission Representative Update

None

9. Adjournment

The meeting was adjourned at 6:17 p.m.