



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Planning Commission, Regular Meeting

July 10, 2025

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

Commissioner Harrell called the joint Affordable Housing Commission and Planning Commission meeting to order at 5:45 p.m.

Present: Michael Buehn, Ed Harrell, Sigrid Davison, Geraldine O'Mahony (arrived at 5:47), George Bottcher, Sathy Rajendran; Joe Sheeran

Others present: Stacey Henderson-Planning Manager; Lily Frey-Housing Program Manager; Dan Carlson-CDS Director; Kathy Boots-Planning Technician; David Miller-City Council Liaison; Mark Rud-Associate Planner; Sarah Bedsaul; John Perrie; Dan Witkowski; Courtney Garzone; Delano Palmer, two members of the public.

2. Approval of Agenda

The new member of the Planning Commission, Joe Sheeran, was introduced.

Commissioner Sheeran motioned to approve the agenda. Motion passed 6-0.

3. Approval of Minutes

No minutes for the Planning Commission.

Commissioner Palmer motioned to approve the minutes for the Affordable Housing Commission meeting on May 21, 2025. Motion passed 5-0.

4. New Business

- 4.A Inclusionary Zoning Discussion with Mark Rud, Associate Planner
- Lily Frey provided the framework for the meeting. Mark Rud gave a presentation on the basics of Inclusionary Zoning (IZ). Rud provided research on other jurisdictions that have implemented mandatory IZ and the particulars of sample programs. The commissioners were presented with the benefits and challenges of mandatory IZ. Bonus incentives for IZ have many options to consider, such as development size, limited to certain zones, allowed density, and Multi-Family Tax Exemption. Commissioner Palmer inquired about how the programs worked for other jurisdictions or the challenges they faced. Commissioners discussed reduced parking, reduced open space, AMI percentages, parking off-site, and whether incentives would be worthwhile to

builders. Could this be a joint project with the County in zones that are in the Urban Growth Area? Commissioners would like to know if the City Council would support IZ. Commissioner Palmer stated the City Council would want more data prior to a decision to support this policy.

5. Unfinished Business

None.

6. Citizen Comment

None.

7. Staff Update/Discussion Items

Stacey Henderson updated the commissions that a consultant for the Comprehensive Plan update has been hired. SCJ Alliance will start working on their studies and there will be a kick-off meeting. The City Council approved the public participation plan for the Comprehensive Plan update. A public open house will be hosted in the fall with staff available to gather data on public input on the Comprehensive Plan update. A logo is being developed, and a website is going to be created.

Lily Frey reviewed upcoming Affordable Housing Commission meeting dates. There is going to be a public Accessory Dwelling Unit presentation at Hal Holmes in August. Frey mentioned a variety of professions she would like to attend the open house. A draft flyer is being created. A press release and social media post will advertise the event.

8. Commission Representative Update

Commissioner Palmer discussed the public interest in new swimming pool and fieldhouse facilities. Commissioner Davison supports having more activities for children.

Tonight's meeting is Commissioner Davison's last meeting since she is relocating. Interviews for the open position will be held. A new Vice Chair will need to be elected.

9. Adjournment

The meeting was adjourned at 6:56 p.m.