



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Planning Commission, Regular Meeting

September 11, 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 meeting to order at 5:45 p.m.

Present: Michael Buehn, Ed Harrell, Geraldine O'Mahony, Sathy Rajendran; Joe Sheeran, Skylar Bisom-Rapp

Absent: George Bottcher

Others Present: Stacey Henderson-Planning Manager; Dan Carlson-Community Development Director; Kathy Boots-Planning Technician; David Miller-City Council Liaison; one member of the public

2. Approval of Agenda

Staff introduced new Commissioners, Bisom-Rapp and Sheeran.

Commissioner O'Mahony motioned to approve the agenda with one addition which was to add voting for a Vice President under the New Business section of the Agenda. Motion passed 6-0.

3. Approval of Minutes

3.A Review of May 22, 2025 Meeting Minutes

Commissioner Rajendran motioned to approve the minutes from the May 22, 2025, meeting. Commissioner O'Mahony motioned to have two items from the May 22, 2025, meeting minutes to be removed. Delano Palmer needs to be removed from the roll call and removed from O'Mahony's motion to excuse the absence of Delano Palmer. Motion passed 5-0 (Skylar Bisom-Rapp abstained from the vote since he had not been approved as a Commissioner for that meeting).

3.B Review of July 10, 2025 JOINT PC-AHC Meeting Minutes

Commissioner Sheeran motioned to approve the minutes from the July 10, 2025, meeting. Motion passed 5-0. (Skylar Bisom-Rapp abstained from voting since he had not been approved to be a Commissioner for that meeting).

4. New Business

A. Election of Vice Chair of the Planning Commission for 2025

Commissioner Buehn nominated himself as Vice Chair. No other nominations were made. Motion passed 6-0.

5. Unfinished Business

None.

6. Citizen Comment

None.

7. Staff Update/Discussion Items

7.A Update on Annual Comprehensive Plan Docketing

Staff member Stacey Henderson informed the Commission members that there are two items docketed for the Annual Comprehensive Plan update.

25-01 City of Ellensburg Annual six-year Capital Improvement Plan update

25-02 Removal of DEI Chapter 9 in the Comprehensive Plan. Braver Angels has been selected to facilitate community meetings. There have been two community meetings held, each lasting two hours in length. A third meeting is scheduled for October 4, 2025, for a six and a half hour conversation. The meeting on October 4, 2025, will consist of six members of the public representing each side of the issue. A limited number of observers for each side will be present along with Braver Angels and City Planning staff. The results of the meeting will be brought back before the Planning Commission to make a recommendation to the City Council. The November 13, 2025, meeting will be a public meeting where the public can provide testimony on Chapter 9 of the Comprehensive Plan. Options to move the proposal forward were discussed. City Council will hold a study session on November 29, 2025.

7.B Update on 2026 Periodic Update Public Outreach and Progress

Henderson informed the Commission that meetings with City Staff and a consultant had taken place. The Consultant will be doing a land capacity study. Public outreach will be started with a table at the farmer's market on two occasions. There will be an open house on September 17, 2025. A table will be displayed at Bite of the Burg and Busker's. Flyers that have been created were shown along with a coloring contest of the Bull. Public events will be announced on social media, EDA, radio, and at schools.

7.C Update on 2025 Code Amendments

Stacey Henderson let the Commission know that code changes will come before the Planning Commission on October 9, 2025. The members will receive the two citizen's proposed code amendment applications prior to the meeting as part of the staff report. Land Development code cleanup will be reviewed. Co-living housing code changes mandated by the State House bill will be reviewed. Recommendations will be made to City Council for November 2025.

8. Commission Representative Update

David Miller stated the City Council will review the second reading of the proposed ADU code amendments. At the last City Council meeting there was discussion over audio and video tapping of all Commission meetings. Providing the information for the hearing

impaired, visually impaired, and transcripts would need to be considered along with staff maintenance and costs. Live stream vs zoom were discussed.

9. Adjournment

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