



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Planning Commission, Regular Meeting

October 9, 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, George Bottcher, Sathy Rajendran; Skylar Bisom-Rapp

Absent:

Others Present: Stacey Henderson-Planning Manager; Dan Carlson-CDS Director; Mark Rud-Associate Planner; Lily Frey-Housing Program Manager; Kathy Boots-Planning Technician

2. Approval of Agenda (No Public Comment)

Commissioner Rajendran motioned to approve the agenda. Motion passed 7-0.

3. Approval of Minutes

No minutes available for review.

4. New Business

4.A Public Hearing to Consider 2025 Land Development Code Amendments

The public hearing for the 2025 Land Development Code (LDC) Amendments opened. Stacey Henderson, Planning Manager, read a staff report outlining the proposed amendments, and reviewed timelines for SEPA, City Council, appeal period, and Department of Commerce.

1. P25-033 Citizen proposed temporary use exemption addition to ECC 15.250.010 Temporary Use Permit process and requirements.

2. Community Development Department proposed amendments to address required HB 1998 Co-Living Housing requirements.

3. Community Development Department proposed Title 15 Code Clean Up

Staff finds that the proposed amendments are in accordance with the three decision criteria as described in ECC 15.250.100(C).

Staff recommends approval of the code amendments as presented.

No testimony or public comment. Staff had nothing to add. Commissioners asked several questions. Public comment closed.

Commissioner Rajendran moved to approve the 2025 Land Development Code amendments with three revisions as proposed:

1. 15.130.110: add “Kitchenette” definition
2. 15.250.010(E): revise staff’s temporary use exemption draft terminology as proposed by DR Horton in correspondence
3. 15.250.010(E): strike requirements for a minimum number of lots or dwelling units for exempt temporary display or sales office

Commissioner Bisom-Rapp moved to amend the original motion to include the following:

1. 15.130.030: include reference to for-sale dwellings in the “Co-living housing” definition
2. 15.250.010(E): strike leasing office from all proposals, and provide the same 3-year timeline for multifamily ownership dwellings as proposed for subdivisions
3. 15.260.080: strike proposed additions that would restrict phasing to long subdivisions only (permits phasing for all subdivisions, including short subdivisions)
4. 15.260.170(C): strike proposed subsection 4 in its entirety (removes entire code Section from amending ordinance)
5. Table 15.310.040-2: add to Note 5 that multifamily leasing or management office is permitted for R-H multifamily dwellings on the property
6. Table 15.310.040-2: revise “Private parking lot” to Conditional Use in C-H & RC-MU instead of Permitted Use as proposed
7. Table 15.320.030: retain Note 11 for R-H side yard instead of striking as proposed
8. 15.320.080: add requirement for 5-foot minimum property line separation for rear yards in subsections C and D to account for DADUs
9. 15.540.040(C)(2): add clarifying language that 15-foot DADU separation from the principal unit is considered a yard for the purpose of projections pursuant to 15.320.080

No discussion on the amended motion. Amended motion passed 7-0.

No further discussion on the original motion. The original motion as amended passed 7-0.

5. Unfinished Business

Commissioner Bisom-Rapp gave an update that he will be working on gathering the diversity in planning language from the American Planning Association.

Clarification was provided that a staff report with the original and amended motion of the 2025 Land Development Code Amendments will be one document that is provided to the City Council.

6. Public Comment

None.

7. Staff Update/Discussion Items

- 7.A October 23, 2025 Planning Commission Study Session
October 23, 2025, will be the next meeting and there will be a study session to discuss what was learned at the workshops on the DEI proposal and to determine options to be recommended to the City Council. On October 20, 2025, staff will get direction from the City Council regarding DEI. Henderson will see if the Chair of the DEI Commission would be available to come to the study session in case the Commissioners have questions.

8. Commission Representative Update

David Miller is at the APA conference and is unavailable to provide updates.

9. Adjournment

The meeting was adjourned at 7:47 p.m.