

# AGENDA

## PLANNING COMMISSION

### February 12, 2026

Hybrid Meeting In-person and via Zoom



Zoom Link: <https://us02web.zoom.us/j/85333999074?pwd=oDCRa8zmp3cQfztbLAJ9cdK0keN6Na.1>

Meeting ID: 853 3399 9074

Passcode: 707763

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**CITY OF ELLENSBURG  
PLANNING COMMISSION AGENDA  
Council Chambers  
501 North Anderson Street  
Ellensburg, WA 98926  
And remotely via Zoom  
Thursday, February 12, 2026  
5:45 PM - Regular Meeting**

- 1. Call to Order and Roll Call of Members**
- 2. Approval of Agenda (No Public Comment)**
- 3. Approval of Minutes**
  - 3.A January 8, 2026 joint meeting with Planning Commission minutes
- 4. New Business**
  - 4.A Discuss upcoming land use planning and building fee changes
  - 4.B Review: Comprehensive Plan- Chapter 8- Historic Preservation
  - 4.C 2026 Community Development Long Range Planning Work Program
- 5. Unfinished Business**
  - 5.A Follow Up: LCA proposed zoning changes- discussed at council study session
- 6. Public Comment**
- 7. Staff Update/Discussion Items**
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Ellensburg Planning Commission, contact Planning Manager, Stacey Henderson, at 509-962-7232.

The Contents of this agenda have been photocopied on recycled paper.



**CITY OF ELLENSBURG**

**Date of Meeting**

**Time of Meeting**

**Place of Meeting**

**Minutes of Planning Commission, Regular Meeting**

**January 8, 2026**

**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**

Chair Harrell called the meeting to order at 5:45 PM.

Planning Commission Present: Ed Harrell, Michael Buehn, Skylar Bisom-Rapp, Geraldine O'Mahony, Joe Sheeran, George Bottcher (arrived at 5:56PM)

Planning Commission Absent: Sathy Rajendran

Affordable Housing Commission Present: Delano Palmer, Sarah Bedsaul, Sarah Syverson, Kim Funston, Courtney Garzone, Dan Witkowski, John Perrie

Affordable Housing Commission Absent: None

Others Present: Andrew Oliver, Leland Consulting Group; Heidi Behrends Cerniwey, City Manager; Dan Carlson, Community Development Director; Stacey Henderson, Planning Manager; Lily Frey, Housing Program Manager; Mark Rud, Associate Planner; David Miller, Council liaison, and several members of the public.

**2. Approval of Agenda**

Commissioner Witkowski moved to amend the agenda to consider 4B - Review and discussion on Comprehensive Plan Periodic Update: Land capacity analysis and proposed zoning changes overview with Andrew Oliver of Leland Consulting before 4A - Planning Commission election of chair and co-chair. Motion passed 12-0.

**3. Approval of Minutes**

- 3.A Planning Commission November 13, 2025 regular meeting minutes  
Planning Commission November 13, 2025 regular meeting minutes  
Commissioner Sheeran moved to approve the November 13, 2025 Planning Commission regular meeting minutes as presented. Motion passed 5-0.

**4. New Business**

- 4.A Review and discussion on Comprehensive Plan Periodic Update: Land capacity analysis and proposed zoning changes overview with Andrew Oliver of Leland Consulting.  
Henderson introduced the session goals of presenting work to date and gathering initial feedback and recapped the overall comprehensive plan update process. Frey shared housing allocations to the City by income band based on County allocations. Oliver presented an overview of the Land Capacity Analysis

(LCA) process and assumptions.

Commissioners discussed the overall growth planning assumptions, connections between jobs and housing, and how the LCA relates to urban growth area (UGA) expansion, and annexations and zoning changes. Oliver shared the initial calculations of land available by housing income bands, which indicates a small deficit of land available for multifamily housing for 0-80% AMI households. Frey presented proposed zoning changes to increase multifamily capacity, including potential changes south of Umptanum Road, along West University Ave, along North Airport Road and near North Water Street and Helena Ave. Commissioners asked about county vs. city income levels and reflections in housing figures.

Commissioners asked about analysis of public service impacts from proposed rezones, which have been considered in transportation modeling to date and will be considered in the Comp plan process based on the commissions' recommendations. Commissioners recommended considering Commercial Highway (C-H) zoned parcels along University Ave East for rezone potential to Central Commercial II (CC-II), which would allow developers access to the multifamily tax exemption program. Commissioners recommended considering mixed-use zoning for the Airport Road and Helena and Water areas to allow for desired neighborhood services and numbering these proposed changes to allow for separate consideration.

Commissioners identified that some parcels identified for potential rezone along North Airport Road would be affected by the airport overlay and expressed interest in revisiting the overlay zone definition and relevant restrictions. Commissioners expressed support for pursuing all of the proposed rezone options recognizing the need for more multifamily housing. Commissioners encouraged staff to consider how comp plan policies could affect underutilized parcels, particularly in central locations.

- 4.B 2026 election of Planning Commission chair and vice chair  
Commissioner Bisom-Rapp nominated Commissioner O'Mahony as Planning Commission chair. Motion passed 6-0.  
Commissioner Bottcher nominated Commissioner Bisom-Rapp as Planning Commission co-chair. Motion passed 6-0.

## **5. Unfinished Business**

None.

## **6. Public Comment**

None

## **7. Staff Update/Discussion Items**

- 7.A Staff Updates: Council Action on 2025 Code Update and 2025 Annual Code Amendments  
Henderson noted that Council followed the Planning Commission's recommendations as edited passing an ordinance of Title 15 changes including

temporary sales use, binding site plan regulations, co-living housing and code cleanup, adopting these changes in November 2025. The ordinance changes are currently in force and will be reflected on the City's code website in the coming months. Council followed the Planning Commission's capital improvement plan recommendations and adopted the changes. Council ultimately chose to adopt the alternate revisions to Chapter 9 of the Comprehensive Plan submitted by the Diversity, Equity and Inclusion (DEI) Commission rather than the staff recommended revisions of this chapter with a rewrite planned in 2026. Henderson thanked commissioners for their work on these challenging topics.

cleanup, adopting these changes in November 2025. The ordinance changes are currently in force and will be reflected on the City's code website in the coming months. Council followed the Planning Commission's capital improvement plan recommendations and adopted the changes. Council ultimately chose to adopt the alternate revisions to Chapter 9 of the Comprehensive Plan submitted by the Diversity, Equity and Inclusion (DEI) Commission rather than the staff recommended revisions of this chapter with a rewrite planned in 2026. Henderson thanked commissioners for their work on these challenging topics.

#### **8. Commission Representative Update**

None.

#### **9. Adjournment**

Chair O'Mahony adjourned the meeting at 7:28 pm.

## Item 4.B- Discussion and Review



# CHAPTER 8 HISTORIC PRESERVATION

## WHAT YOU WILL FIND IN THIS CHAPTER

- Information about Ellensburg's historic preservation program.
- Policies and programs that seek to help Ellensburg identify and protect historic sites and structures.
- Policies that provide a framework for the adaptive reuse of historic sites and structures.
- Policies that seek to maintain our community character and heritage.

## OVERVIEW

The historic preservation chapter defines Ellensburg's preservation goals, policies, and programs that provide a framework for the preservation and active use of historic structures to enhance the city's quality of life, economic vibrancy, and environmental sustainability. The purpose of this chapter is to support the acquisition, preservation, restoration, redevelopment, and continued use of historic properties.

This chapter contains goals, policies, and programs to support the City's role in preserving and protecting the character and integrity of its historic buildings, sites, landscapes, and neighborhoods.

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## BACKGROUND & CONTEXT

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Ellensburg has a well-established preservation program including the Downtown Historic District (1980), Residential Historic District (1984), Ellensburg Landmarks Register (2000), the landmarks and design ordinance (2000), the attainment of Certified Local Government status (2001), and the ordinance for special valuation of improvements to historic property (2002). In 2007 Ellensburg was named one of America's dozen distinctive destinations by the National Trust of Historic Preservation and maintains a Certified National Main Street Community. In addition, the City's Community Development Department, the Ellensburg Public Library, the Kittitas County Historical Museum, and state databases, provide extensive information that address the distinctiveness of local architectural features and how different styles relate to each other.

Many of Ellensburg's historic structures are located within a 16-block area of the Downtown Historic District, an area rebuilt shortly after the fire of 1889. There are also historic structures located on the Central Washington University campus, in the industrial district along the railroad, and in the residential neighborhoods in and surrounding the downtown area. Preservation and rehabilitation efforts are a means of retaining and enhancing our community's unique attributes, and of encouraging development of high quality structures. Many buildings in Ellensburg's downtown that date back to the late 1800s and early 1900s have been restored, and are being used as restaurants, galleries, shops, offices, residences, and community gathering places.

This plan includes the adoption of the downtown historic district, residential historic district, and landmarks register by reference.

## GOALS, POLICIES, & PROGRAMS

These historic preservation goals, policies, and programs are designed to work with the other elements to help support the acquisition, preservation, restoration, reconstruction, and rehabilitation of historic property.

### **Goal HP-1: Identify and protect archaeological and significant historic properties.**

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|------------------|--|
| <b>Policy A</b>  | <b>Identify and protect significant archaeological and historic landmarks during the review process.</b>   |
| <i>Program 1</i> | Review and update the inventory of historic properties and murals that will inform proposals for new historic districts in Ellensburg.   |
| <i>Program 2</i> | Use the inventory of historic properties in support of the continued application of an independent review process based on National, State, and local standards for historic preservation.   |
| <i>Program 3</i> | Implement and expand the historic properties mitigation program.   |
| <i>Program 4</i> | Develop criteria and review local guidelines to ensure project review for demolition, remodels, and infill development.  |
| <i>Program 5</i> | Publicize and promote education programs on the definition of archaeological and historic properties and guidelines that set forth appropriate materials and architectural design standards reflecting the spacing, scale, and architectural characteristics of the National Register Historic district.                             |
| <b>Policy B</b>  | <b>Provide education materials that describe the history and distinctiveness of existing and proposed Historic Districts.</b>  |
| <i>Program 1</i> | Document and make use of technology and data platforms to publicize the existing architectural styles, building materials, spacing, and proportion within historic districts.  |
| <i>Program 2</i> | Complete educational materials available in a variety of formats that outline the benefits of historic preservation and encourage renovation, restoration, and infill construction throughout the community. Materials should also include the necessary steps for renovation, restoration, landscaping, and street/access projects. |

### **Goal HP-2: Maintain the integrity and reuse of historic properties.**

- Policy A**      **Continue to encourage and facilitate adaptive reuse of historic buildings.**
- Program 1*      Enhance and publicize the program of incentives to apply to renovation, rehabilitation and reuse of historic buildings.
- Program 2*      Administer and review for effectiveness existing tax relief programs, new market housing credits, and property tax deferrals that encourage development of housing in the Downtown Historic District in a manner consistent with the area’s historic character.
- Program 3*      Provide education on possible regulatory relief that may be available when conducting work on historic buildings.
- Program 4*      Investigate building code requirements from other municipalities for historic buildings to address fire suppression, exiting, and access requirements.
- Program 5*      Partner with local organizations to provide education programs for local designers and contractors in residential, industrial, and commercial historic building renovation techniques and opportunities that adhere to Secretary of Interior standards.
- Program 6*      Encourage mixing residential and non-residential uses in the Downtown Historic District and explore prohibiting first floor residential in commercial and mixed use buildings.
- Program 7*      Create new historic districts in residential areas bordering the existing downtown historic district.
- Program 8*      Uphold and reinforce design standards that help complement the appearance and design patterns in the immediate neighborhood of infill development projects.
- Program 9*      Encourage and support green building policies and practices, including but not limited to consideration of recycling materials from demolition projects, energy efficient building design, LEED, Built Green, and encouragement for deconstruction (the piece-by-piece disassembly of an existing building with reuse/recycling of much of the material).

**Goal HP-3: Retain clear physical evidence of our community’s history, traditions and heritage.**

- Policy A**      **Encourage development that contributes to the distinctive and mixed visual fabric of the City’s architectural character.**
- Program 1*      Identify historic buildings and land ownership to accommodate new uses.

*Program 2* Review design guidelines and identify mechanisms or designs which can be used to accommodate and inform the design of larger tenants or connect them to the Downtown Historic District.

**Policy B** Encourage new development that complements the architectural design of existing neighborhoods.

*Program 1* Provide design guidelines that promote compatible development.

**Goal HP-4: Maintain and create civic buildings that reflect sense of community and public purpose.**

**Policy A** Reuse existing public buildings in such a way that civic and historic design elements are preserved.

*Program 1* Encourage school districts, CWU, City and County to reuse buildings or sale of buildings which allow the exterior of the building to be preserved and the interior modernized and/or preserved for current and future needs of the entity or organization rather than tear down.

*Program 2* Prepare inventory and feasibility studies for future reuse of the city buildings.

**Policy B** New public buildings should recognize historic design traditions present in the community.

*Program 1* Expand the land development code design standards to address public buildings both within and outside the historic core.

**Goal HP-5: Use historic preservation as a means to economic vitality.**

**Policy A** Publicize historic preservation projects and highlight the economic benefits.

*Program 1* Continue to strengthen partnerships with state and other government agencies and funding sources for preservation, infill, energy efficiency and revitalization.

**Policy B** Partner with local organizations to create and provide resources for downtown businesses that take full advantage of the mixed historic character of the community.

*Program 1* Create work plan and provide design assistance and review for the creation, renovation, and installation of 1) public lighting 2) signage – commercial and public, including wall murals 3) parking 4) public art 5) landscaping 6) access, including ADA, elevator and fire suppression and escape.

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## ACTION ITEMS

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### **Historic Preservation Annual Work Plan**

In conjunction with the Landmarks and Design Commission, develop an annual historic preservation and landmarks and design commission work plan.

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## POLICY CONNECTIONS

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Policies and programs that address affordable and diverse housing options are in the **Housing** chapter.

The **Economic Development** chapter includes policies relating to maintaining downtown as a destination for visitors and residents.



Meeting Date: February 12, 2026  
**City of Ellensburg**  
**Planning Commission Agenda Report**

**Agenda Subject:** 2026 Community Development Long Range Planning Work Program  
**Submitted by:**  
**Department:** Community Development

**Suggested Motion/Action:**  
Move to approve 2026 Community Development Long Range Planning Work Program.

**Background/Summary:**  
Community Development has prepared the attached long range planning work program for 2026. This item is intended to provide an overview, and allow the City Council to review work program items and determine priorities. This program is updated annually through a Council approval process.

**Previous Council Action:**  
Council approved the 2025 Long Range Work Program on February 18, 2025.

**Analysis:**  
Yearly comprehensive plan amendments and updates include the ten-year periodic update to the comprehensive plan as required by RCW 36.70A.130(5)(c). Only one comprehensive plan update is authorized by statute annually, and the periodic update must be adopted in 2026. Therefore, City Council voted to suspend the 2026 regular annual docket cycle process on April 21, 2025.

Development regulation amendments require numerous updates for consistency with the Growth Management Act (RCW 36.70A) and preemptions for Code Cities (RCW 35A.21). These include new dwellings within existing buildings, Landmarks designation authority, residential parking regulations, expanding child care centers, limiting local design review, preemptions on local regulation of religious organizations' use of property for shelter and housing density bonuses for residential projects on such property, and siting of organic materials management facilities. Several revisions are required to be implemented no later than June 30, 2026, so this work program calls for two separate code update cycles this year. Within the separate ordinances, staff may also address any citizen-initiated code change requests, minor housekeeping changes identified by staff during the year, and other identified items to ensure internal consistency with existing provisions and required amendments. Such changes include but are not limited to; on-site parking location standards, Accesory Dwelling Unit (ADU) setbacks and minimum structural separations, and a required minimum 50-year affordability timeline for affordable housing developed under density bonuses pursuant to RCW 36.70A.540.

Optional amendments have been included again this year to be considered as other projects are completed and staff time is available. Some of these may not be addressed in 2026 due to the volume and complexity of mandatory code revisions, code updates associated with the comprehensive plan periodic update, the workload of the periodic update itself, and review of current development submissions throughout the year.

**Financial Impact:**

None. Long Range planning amendments are included in the 2026 budget.

Budget Adjustment: No

Budget Adjustment: No

**Attachments:**

1. 2026 Long-Range Planning Work Program

## **City of Ellensburg Community Development** **2026 Long-Range Planning Work Program**

### **A. COMPREHENSIVE PLANNING**

**1. 2026 Periodic Update: Required by RCW 36.70A**

Continuing through December, prepare required ten-year periodic update to the City's Comprehensive Plan, including drafting new Climate Change and Resiliency Element and rewrite Chapter 9, updates to the Land Use Element including Future Land Use Map and Zoning Conversion Table, as well as Housing, Transportation, Capital Facilities & Utilities, Parks & Recreation, Economic Development, Environment, and Historic Preservation Elements. Incorporate Sustainability and Energy Plan details into the Climate Change and Resiliency Element. Work will involve the Planning, DEI, Environmental, Affordable Housing, Landmarks & Design, and Parks & Recreation Commissions, Transportation Advisory, and Public Utilities Committees, and City Council adoption following public and stakeholder engagement.

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### **B. JUNE DEVELOPMENT REGULATION UPDATES**

**1. Required State Updates:**

- a. New Housing in Existing Buildings: RCW 35A.21.440
- b. Limitations on Landmarks Designations: RCW 35A.21.450
- c. Residential Parking Preemptions: RCW 36.70A.622 & 36.70A.817
- d. Child Care Centers: Required by RCW 35A.21.460

**2. General Code Cleanup/Housekeeping: Staff Initiated**

Staff will consolidate revisions to the existing Land Development Code with June updates to ensure internal consistency. Items potentially include on-site parking location standards, Accessory Dwelling Unit (ADU) setbacks and minimum structure separation, and 50-year affordability timeline for affordable housing developed with density bonus per RCW 36.70A.540.

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### **C. DECEMBER DEVELOPMENT REGULATION UPDATES**

The following are all required to be adopted no later than the City's adoption of the Comprehensive Plan Periodic Update deadline of December 31:

**1. Regulations Update for Consistency with a Comprehensive Plan: RCW 36.70A**

Development regulations and the City's Critical Areas Ordinance must contain adequate provisions to implement Comprehensive Plan policies and conform with updated provisions of the Growth Management Act (GMA). This will entail changes to the Land Development Code regarding permitted uses and dwelling densities, and several select changes to the zoning map. The City is also exploring adopting new available SEPA exemptions that would apply to most residential projects. These are intended to ensure the City's allocated housing projections by

income band, and jobs projections, are adequately provided for by Title 15 within the incorporated UGA. Local regulations will be revised to reflect these changes.

Required State Updates also specifically include:

- a. Limitations on Local Design Review: RCW 36.70A.630
- b. Religious Organization Housing Density Bonus: RCW 36.70A.545
- c. Religious Organization Shelter Preemption: RCW 35A.21.360
- d. Organic Materials Management Facilities: RCW 36.70A.142

2. Manufactured Homes and Parks: Staff Initiated

Existing regulations for Manufactured Homes require double-wide units, specific roof materials, minimum roof pitch, and “similar” exterior materials to meet the unit type definition. Existing regulations for Manufactured Home Parks require a minimum of 3 acres to establish a new Park, and accessory structure separation requirements exceed those for other uses. Minimum improvement requirements effectively enforce subdivision-like standards for new Manufactured Home Parks. The Manufactured Home Park (MHP) Zoning district permits development of single-family homes. The MHP zone is not in Building Setback and Intensity tables of ECC Chapter 15.320, leaving maximum dwelling unit density unstated. Staff will draft potential revisions to these elements for consistency with preemptions in 35A.21.312, and to potentially allow more flexibility for types/designs of units; and will also consider revisions to minimum improvements which will be coordinated with Public Works including any impacted Development Standards.

3. Official Zoning Map: Staff Initiated

Staff will update the zoning map concurrent with the Comprehensive Plan and impacted code amendments. Staff will codify a process for adopting and amending an official zoning map.

4. Citizen Initiated Code Amendments

Staff will intake any citizen submitted Land Development Code amendment requests, and consolidate proposals consistent with the Comprehensive Plan into December’s code update ordinance.

5. General Code Cleanup/Housekeeping: Staff Initiated

Staff will consolidate revisions to the Land Development Code with December updates to ensure internal consistency, as identified and needed.

## 2025 WORK PROGRAM TRACKING

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### D. COMPLETED 2025 WORK PROGRAM ITEMS

- 2025 Comprehensive Plan Annual Docket: Ordinance 4977  
Included significant review of a substantial volume of citizen requested plan amendments.
- Update Zoning Map

Comprehensive interactive GIS map layer update by Planning Staff with IT.

- Co-Living Housing: 2024 House Bill 1998 Amendments (RCW 36.70A.535): Ordinance 4975
- Citizen-Initiated Code Amendments: Ordinance 4975  
Included Binding Site Plan overhaul, and Temporary Use Permit Exemptions.
- General Development Code Housekeeping Amendments: Ordinance 4975  
Included substantial revisions to numerous chapters for internal consistency.

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**E. OPTIONAL ITEMS (To be considered as projects above are completed and staff time is available)**

- Historic District Nomination Form Updates: Landmarks & Design Commission Request  
Both district nomination documents were created 30 years ago and need to be updated. These are documents that the Landmarks and Design Commission officially reviews and adopts, and then uses when evaluating proposed site changes during any design review.
  - STATUS: Staff will utilize time as available in 2026 to revise these forms.
- Historic Property Inventory: Landmarks & Design Commission Request  
Creation of a historic property inventory within the City limits. Inventory work would include research of other jurisdiction's inventories, workplan development for creating Ellensburg's historic inventory, and an initial public meeting to gauge public interest and participation in this process.
  - STATUS: Staff are still actively exploring feasibility to conduct this work as time and resources are available.
- ECC 15.250.040 Conditional Use Permits: Community Development Proposal  
Amend ECC 15.250.040 to refine decision criteria and appropriate conditions for approval.
  - STATUS: Staff have not prioritized this Section for revisions in 2026, based on the limited number of CUP requests and volume of other Title 15 amendments. Amendments may be adopted with the December ordinance if time is available.
- Street Standards: Public Works Request  
Revise ECC Title 15 and Public Works Development Standards as needed for consistency.
  - STATUS: Staff have not prioritized street standards revisions in 2026, based on the volume of other Title 15 amendments and anticipated time needed for inter-departmental collaboration. Amendments may be adopted with the December ordinance if time is available.
- Narrow Street Standards: Community Development Proposal  
Explore narrower street design standards. Work with Public Works to research standards. Include separation for bicycle uses. May be included with PUD ordinance (below).
  - STATUS: Staff have not prioritized drafting narrow street standards in 2026, based on the volume of other Title 15 amendments and anticipated time needed for inter-departmental collaboration. Amendments may be adopted with the December ordinance if time is available.
- Planned Unit Development Ordinance: Community Development Proposal

Explore adoption of a Planned Unit Development (PUD) ordinance to provide flexibility from development standards in order to achieve city goals. PUDs may include mixed uses, clustering of lots, provision of open space, and protection of critical areas. May include adoption of private road standards or amendments to public road standards to allow more flexibility.

- STATUS: Staff have not prioritized drafting a PUD Ordinance in 2026 based on the volume of other Title 15 amendments and anticipated time needed for inter-departmental collaboration. Amendments may be adopted with the December ordinance if time is available.
- Transferable Open Space Rights: Doug & Matt Stalder Request

Explore code amendment to allow for new developments to buy or provide open space rights primarily in the form of pocket parks and be able to buy and sell the rights to the open space square footage applicable to projects.

  - STATUS: Staff have not explored a city-based transfer of development rights (TDR) program based on limited received interest, and have not prioritized drafting such amendments in 2026 based on the volume of other Title 15 amendments.
  - Staff have received preliminary communication from Kittitas County Planning staff expressing interest in exploring an inter-jurisdictional City-County TDR program, where existing county development rights would be transferred into the City to entitle increased urban density and limit unincorporated developments. Such a program is recommended by the signed Interlocal Agreement for the UGA, pursuant to Council's approval December 20, 2021. Staff will continue preliminary discussions as they arise, but 2026 program adoption in Title 15 is unlikely.
- I-90 West Interchange Subarea Plan

Define subarea, develop scope of work, identify partners/stakeholders, establish vision and policies to implement vision, review of comprehensive plan policies, review of zoning and land development code, draft plan, and public outreach.

  - STATUS: Staff have not prioritized creating the City's first and only subarea plan in 2026, based on the volume of Title 15 amendments required and anticipated time needed for development and adoption. Work will be considered for 2027, following 2026 Comprehensive Plan adoption to ensure consistency with updated policies and codes.



*Meeting Date:* February 12, 2026  
**City of Ellensburg**  
**Planning Commission Agenda Report**

**Agenda Subject:** Follow Up: LCA proposed zoning changes- discussed at council study session

**Submitted by:**  
**Department:** Community Development

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**Suggested Motion/Action:**  
For discussion purposes only

**Background/Summary:**  
At the February 2, 2026 Council Study session, staff presented the seven proposed zoning changes as discussed at the January 8, 2026 joint AHC and PC meeting. No additional changes were suggested at this time. Attached includes a revised map and proposed change list, as presented to Council, that incorporated suggestions by commissioners.

**Previous Council Action:**

**Analysis:**

**Financial Impact:**

Budget Adjustment: No

- Attachments:**
1. DRAFT Proposed Zoning Changes



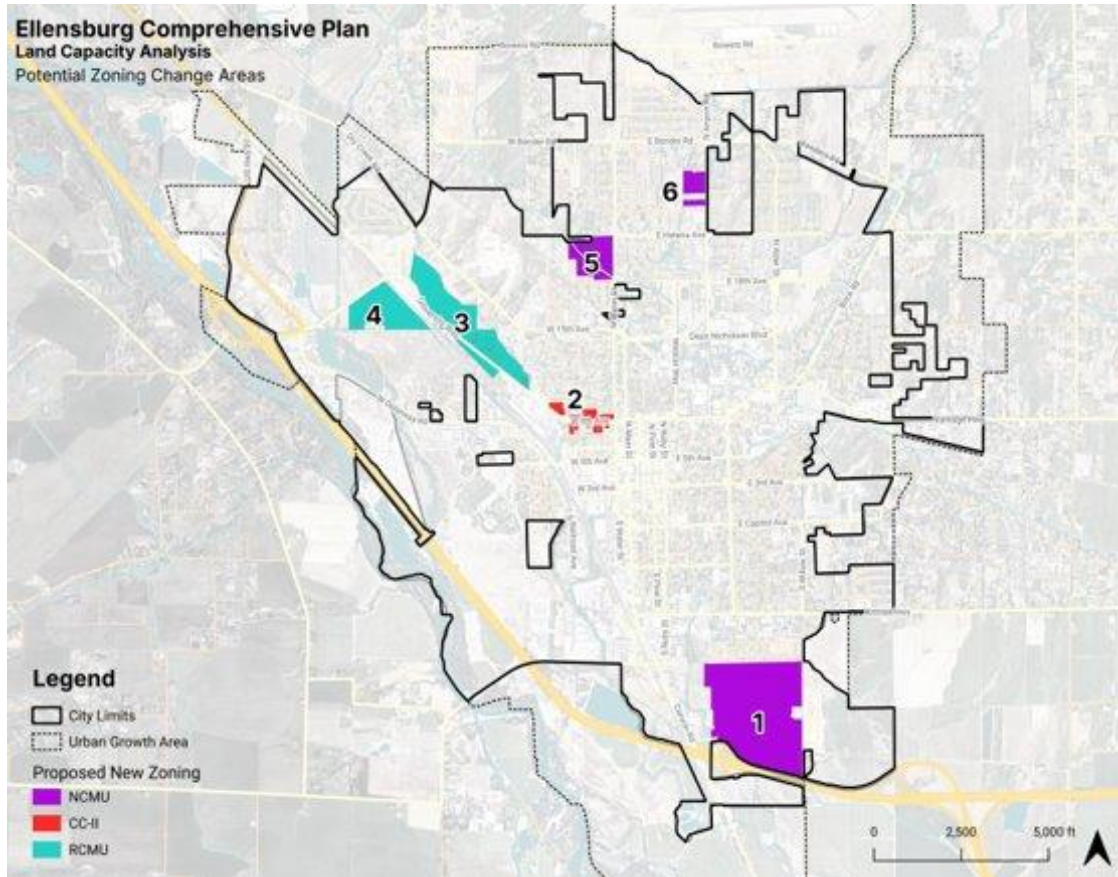
## COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231  
comdev@ellensburgwa.gov

Construction Permitting (509) 962-7239  
permits@ellensburgwa.gov

### DRAFT Proposed Zoning Changes



- 1) E Umptanum / Canals of Ellensburg from Residential Suburban to Neighborhood Center Mixed Use
- 2) W University Way (central) around Water Ave from Commercial Highway to Central Commercial II
- 3) W University Way between Reecer Creek and Cora from Commercial Highway to Regional Center Mixed Use
- 4) W University Way (outer) between Reecer Creek and the west interchange from Commercial Highway to Regional Center Mixed
- 5) Parcels near E Helena and N Water with proximity to schools and downtown and along minor arterial streets from Residential Suburban and Residential Low to Neighborhood Center Mixed Use
- 6) Parcels along N Airport Road adjacent to other new multifamily development from Residential Suburban to Neighborhood Center Mixed Use
- 7) Combine Residential Suburban and Residential Low into a new Residential Low with a density minimum of three dwelling units per acre due to the airport overlay and a maximum of 12 dwelling units per acre to allow for duplexes, townhomes and/or cottage housing in this low-density zone. (This recommendation resulted from adequate provisions analysis for middle housing rather than the land capacity analysis.)