

**ELLENSBURG ENVIRONMENTAL COMMISSION**

**June 16, 2021 Regular Meeting  
(5:15 p.m. to 5:49 p.m.)  
Remote Meeting via Zoom**

Members Present: Laura Busby, Kristine Steinkoenig, Andrea Sledge, Christina Wollman, James Rivard, Daphne Condon

Members Absent: Steve Luten (excused),

Also present: Nancy Lillquist, Council Liaison; and Laura Wilson, Planner

Commissioner Wollman called the meeting to order at 5:21 p.m.

**AGENDA**

Commissioner Sledge moved to accept the agenda and Commissioner Busby seconded the motion. The motion was passed with all in favor.

**MINUTES**

Commissioner Sledge moved to approve the May 19, 2021 Environmental Commission regular meeting minutes as presented. Commissioner Wollman seconded the motion. The motion passed with all in favor.

**CITIZEN COMMENT**

There was no citizen comment.

**NEW BUSINESS**

**P21-069 Iron Horse Brewery Outdoor Beer Garden SEPA**

Council Member Lillquist recused herself from the discussion and left the meeting.

Laura Wilson, Planner, presented the Iron Horse Outdoor Beer Garden SEPA. She explained the SEPA was required because Iron Horse Brewery (IHB) was adding 49 parking spaces to accommodate an expansion of the business, which included an outdoor beer garden. Mrs. Wilson explained the project and the layout which would be adjacent to a residential area. She explained that the applicant would be required to have a landscape buffer between the parking lot and the residential area to the north. The landscaping was not depicted on the proposed site plan but was a requirement of the Land Development Code. She also noted that the site plan for the parking lot did not show the stormwater retention area but it would be required to meet the stormwater retention requirements. The project would also need to meet all light trespass requirements.

Commissioner Sledge asked if the area to the north was developed further, what would happen about sound pollution. She also asked about outside events such as live music. Mrs. Wilson stated that if a commercial zone was adjacent to a residential zone, the property in the commercial one would be required to meet the setback of the residential zone. Any structures would be required to meet the setbacks of the adjacent residential zone. The setbacks would help reduce the noise pollution. She also noted that the business would still be required to adhere to the local noise ordinance.

Commissioner Busby asked if there would be an extension to the comment period or if this was the only chance to comment. Mrs. Wilson confirmed there would not be an extension and there would only be one comment period for the project. There was a brief discussion on pervious surfaces and rain and snow melt runoff. Mrs. Wilson explained Public Works would review the parking lot civils and ensure the stormwater retention swale

would be large enough to adequately accommodate the stormwater runoff.

**Motion**

Commissioner Busby made a motion that the Environmental Commission recommend the applicant use a pervious surface for the parking lot and use native vegetation in the landscaping. Commissioner Steinkoenig seconded the motion. The motion passed with all in favor.

**STAFF UPDATE/DISCUSSION ITEMS**

Council Member Lillquist updated the Commission on the State Active Transportation Plan. The plan had been forwarded to the Commission prior to the meeting. Council Member Lillquist suggested the commissioners contact her if they had questions or needed to discuss the plan. She also updated the Commission on a draft report on glass secondary markets. Kittitas County Solid Waste, Centerfuse, and CWU received a grant to look at options for recycling glass secondary markets. She wanted to know if the commission were interested in viewing the draft report. She noted three project options for the grant money. The main recommendation was to develop a public/private partnership with Ellensburg Cement Products to develop aggregate. The other recommendations were to develop a resource recovery park or to develop a regional organic processing facility. Lastly Council Member Lillquist requested Environmental Commission input on the four design options for the Helena Street improvements. Mrs. Wilson would forward the design options to the commission members and forward their input to Josh Mattson, Assistant City Engineer.

Daphne Condon, the newest Environmental Commission member, introduced herself.

The meeting adjourned at 5:49 pm.

Respectfully Submitted by  
Laura Wilson  
Recording Secretary (Drafted 6/17/2021)