

ELLENSBURG ENVIRONMENTAL COMMISSION

**August 18, 2021 Regular Meeting
(5:20 p.m. to 6:45 p.m.)
Hybrid Meeting In-Person and Zoom**

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

Members Absent:

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

Commissioner Wollman called the meeting to order at 5:20 p.m.

AGENDA

Commissioner Luten moved to accept the agenda and Commissioner Condon seconded. The agenda was approved will all in favor.

MINUTES

There were no minutes for approval.

CITIZEN COMMENT

There was no citizen comment.

NEW BUSINESS

P21-086 Continental Cold Storage SEPA

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

Laura Wilson, Planner, presented the Continental Cold Storage SEPA, submitted by KGI NW Logistics. She briefed the commission on the project and the site. The project would be for a multiple building, multiple phase development of cold storage buildings in the light industrial zone. The applicant would like to begin building construction late summer of 2021 to be completed the following summer. The second building did not have a construction scheduled as it would be market dependent when that would begin. The use is allowed in the light industrial zone. Mrs. Wilson also described the property. The property was in floodplain; however, the constructed levee was designed to mitigate flooding in West Ellensburg, including the property of the proposed project. The proposed buildings and site are still subject to all floodplain requirements. The wetland inventory also showed a wetland on the property. A previous wetland report was submitted when the property was subdivided. The report stated there were no jurisdictional wetlands on site. Mrs. Wilson explained items the Environmental Commission could consider such as impact to adjacent properties, wildlife, and vegetation. It was not known what comments had been submitted at the time of the Environmental Commission meeting.

The Commission questioned whether Dolarway was built to standards that would handle additional truck traffic. Mrs. Wilson explained the road was an existing arterial and built for that traffic. Commissioner Wollman also explained the City of Ellensburg Public Work's road improvements when the road was annexed. The Commission also discussed potential impacts of the truck entrance and exit related to the location of the single-family residences across the street. It was discussed that the headlights from trucks existing the project site would have the least amount of impact on the residences with the current site layout. The Commission questioned if the adjacent properties had to do a cultural resource survey. Commissioner Wollman suggested a study was likely done with the construction of the levee which could contain good source of information. There was a brief discussion on the potential impact to the bike lane on Dolarway. Commissioner Luten said the bike

lanes on Dolarway were well development and has ridden his bike on Dolarway frequently. He didn't anticipate an adverse impact to bike traffic.

Motion

Commissioner Condon moved the Environmental Commission recommend the applicant specify the vegetation plan for the site and clarify the conflicting information found under items 4b and 5d on the checklist. Commissioner Sledge seconded the motion. There was no discussion and the motion passed with all in favor.

Motion

Commissioner Sledge moved the Environmental Commission recommend the applicant use native vegetation, preferably drought resistant, in the landscape plan. Commissioner Condon seconded the motion. There was no discussion and the motion passed with all in favor.

Motion

Commissioner Condon moved the Environmental Commission recommend the applicant ensure the proposal is clear and consistent throughout the entire document. Commissioner Busby amended motion that the applicant ensure the SEPA checklist is consistent with the consultant's finding for the site as noted in their report. Commissioner Sledge seconded the amended motion. There was no discussion and the motion passed with all in favor.

BICYCLE ADVISORY

Lillquist updated the Commission on the traffic impact fee report that went before City Council. The impact fees will include provisions bike and pedestrian infrastructure. Projects eligible for the impact fees need to be related to growth and not existing deficiencies. Council Member Lillquist list seven projects that would be eligible for construction using the impact fees.

Council Member Lillquist also updated the Commission on the Helena Street bike lane project. City Staff were still in conversation with neighboring property owners, but staff anticipates project development, including bike lanes, in the spring of 2022.

STAFF UPDATE/DISCUSSION ITEMS

Council Liaison Lillquist shared two comprehensive plan amendment proposals. The first proposal was to encourage the City to build solar facilities and take advantage of state grants. The other proposal was to reevaluate existing policies that encouraged switching from electric to natural gas. Their proposal requested the city no longer encourage natural gas. City Council did not docket either items for the comp plan amendments. Mrs. Lillquist stated the comp plan currently has language that encourages the use of renewable energy. The two items were forwarded to the Utility Advisory Commission. She will bring a report from the UAC meeting to the next Environmental Commission meeting.

There was a brief discussion on the installation of residential solar units and installation of a solar facility designed for a municipality.

P21-096 Flood Ordinance Update 2021

Laura Wilson, Planner, share P21-096 Flood Ordinance Update 2021 SEPA. She explained the SEPA was a non-project SEPA which typically does not get shared with the Commission. This SEPA was updating the Frequently Flooded Area section of the Critical Area chapter of the city code. She stated that some of the updates were encouraged by FEMA and some of the updates were required by FEMA. The meeting adjourned at 6:45 pm.

Respectfully Submitted by

Laura Wilson

Recording Secretary (Drafted 8/30/2021)