



**COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926**

MINUTES OF ELLENSBURG CITY PLANNING COMMISSION

Date and Time: Planning Commission Meeting of January 13, 2022 at 5:45 p.m.
Place of Meeting: Hybrid - In Person at City Hall, 501 N. Anderson Street, and Virtual Zoom Meeting
Present (in Person): Fred Padjen, Beverly Heckart
Present (Virtual): Ed Harrell, Sathy Rajendran, Geraldine O'Mahony
Absent: Sigrid Davison, George Bottcher
Others Present: Community Development Director Kirsten Sackett (in-person); Planning Manager Jamey Ayling (virtual), Rich Elliott, Council Liaison (virtual)

1. CALL TO ORDER

Chair Padjen called the meeting to order at 5:45 pm.

Commissioner Rajendran made a motion to excuse Commissioner Davison because of illness. Commissioner Harrell seconded. All in favor, motion passed.

2. APPROVAL OF AGENDA

Commissioner Heckart moved to approve of the agenda as submitted. Commissioner Harrell seconded. All in favor, motion passed.

3. APPROVAL OF MINUTES of December 16, 2021 Planning Commission Meeting

Commissioner Heckart moved to approve the minutes with edits previously submitted to Staff. Commissioner Rajendran. All in favor, motion passed

4. NEW BUSINESS

5. OLD BUSINESS

6. CITIZEN COMMENT

No members of the public in attendance.

7. STAFF UPDATE

a. Update on Zoning and Land Development Code Ordinance

Director Sackett discussed the process that occurred in the past with making updates to the Land Development Code. She shared screen to show the Commission the maps of each of the proposed zone boundary changes. She then shared screen to display the Land Use Chart tables that are being updated with new columns to add the two new mixed-use zones and deleting the C-T zone. She explained that City Council had reviewed the draft ordinance over four work sessions, and asked staff to make modifications to various portions of the use charts. She explained that the changes were highlighted in yellow and talked through the rationale for the changes. She said that the

next step is to initiate the SEPA process, and when that is complete the ordinance will come back to the Planning Commission for a public hearing.

Chair Padjen noted that he felt there are some areas that need to be revisited in the use tables, since it has been some time since the Commission did all of the work. Director Sackett encouraged the commission members to really take a look at the ordinance and come to staff with any questions or concerns so they can be addressed prior to the public hearing. Sackett said she will send the updated ordinance for the commissioner's review as soon it was ready for SEPA. Chair Padjen asked questions about some of the descriptions in the ordinance regarding the Multifamily Tax Exemption (MFTE) program, to which Planning Manager Ayling responded.

b. Six-month planning commission work plan

Director Sackett shared screen to show the dates and topics for each of the Planning Commission meetings to be held each month through June 2022. She then went over the topics to be covered and suggested that the Commissioner's may want to review the Comp Plan for any edits or changes to be made as they are reviewing them at the future meetings. Commissioner Heckart asked about a joint meeting with the Affordable Housing Commission (AHC). Director Sackett will get that on the schedule, but she first needs to determine the availability and workload of the AHC. It is possible it will be at the March 24th meeting. Commissioner Rajendran asked about getting a copy of the schedule. Director Sackett will send a copy to the commissioners.

8. COMMISSION REPRESENTATIVE UPDATE

Chair Padjen asked for an explanation of the Multifamily Tax Exemption (MFTE). Planner Ayling described the program and how it benefits developers that are building in the -C zone. He also said that Council had recently reviewed an ordinance to expand the Residential Targeted Area of MFTE program to also include the boundaries of the CC-II zoning district.

9. ADJOURNMENT

Chair Padjen adjourned the meeting at 6:45 pm.