



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes Planning Commission, Regular Meeting

March 9, 2023

5:45 PM

Council Conference Rm 501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order

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

2. Roll Call

Roll Call Present In-Person: George Bottcher, Fred Padjen, Delano Palmer, Sathy Rajendran

Roll Call Present-Via Zoom: Ed Harrel, Sigrid Davison

Absent: Geraldine O'Mahony, Rich Elliott

Also Present: Jamey Ayling, Community Development Director, Kathy Boots, Planning Technician;

Also, Present Via Zoom: Joel Greear

3. Approval of Agenda

Commissioner Rajendran moved to Approve the Agenda. **Motion Passed 6-0.**

4. Approval of the Minutes

A. Minutes of the February 9, 2023, Planning Commission Meeting

Commissioner Delano made a motion to approve the minutes from February 9, 2023. **Motion Passed 6-0.**

5. New Business

A. Open Record Public Hearing to consider Conditional Use Permit Request (P22-132) from Solar Dolar LLC. to operate indoor recreation in facilities located on a 9.4-acre property identified by Parcel ID #961395 and 955942, located at 1410 and 1500 Dolarway Road in the Light Industrial (I-L) Zone.

Appearance of fairness reviewed. Director Ayling read staff report. Parking for this project has been addressed. Staff recommended approval. Public comment was not received in writing. Public hearing

comment was opened. Commissioner Davison asked for clarification on which buildings were part of the CUP. Commissioner Padjen inquired about City regulations if the buildings are used for lead-based projectiles. City Code does not prohibit lead-based projectile use in this zone, but the applicant would be required to apply for a Tenant Improvement building permit where regulations would be required. The buildings are insulated so noise will be contained within the building. No public comment. Public hearing comment closed. Commissioner Delano motioned to approve the findings of fact as presented and moved to approve the Conditional Use Permit. Commissioners deliberated. Commissioner Bottcher read findings of fact 1-4 and motioned for the Planning Commission to approve the Conditional Use Permit P22-132 as presented. **Motion Passed 6-0.**

6. Old Business

None

7. Citizen Comment

None

8. Staff update/Discussion Items

A. Review work plan for 2023

The Commission will work on the housing action plan by addressing bonus density incentives through the City Ordinance process so that it can be utilized more.

9. Commission Representative Update

Commissioner Bottcher discussed the State Legislature allowing multi-family housing in every zone and had concerns over how it could impact the City. Clarification on the regulations is being sought.

Bottcher expressed concern over the population increase and wants to ensure the City can accommodate the growth. Commissioner Padjen added some clarification.

10. Adjournment

Chairman Padjen adjourned the meeting at 6:35 p.m.
Next meeting April 13, 2023, 5:45 p.m.