



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

MINUTES OF ELLENSBURG CITY AFFORDABLE HOUSING COMMISSION

Date and Time: Affordable Housing Commission meeting, June 7, 2023 - 4:30 p.m.

Place of Meeting: Hybrid Meeting In-person and via Zoom

Present (in-person): Sarah Bedsaul, John Perrie, Courtney Garzone (first attended meeting), Dan Witkowski

Present (virtual): Kim Funston, Sarah Beauchamp, Jordan Ruhle

Absent:

Others Present: Jeremy Johnston; Community Development Planning Manager; Kathy Boots, Planning Technician, Dan Carlson; Community Development Director

Others Present Via Zoom:

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Bedsaul called the meeting to order at 4:33 pm. Roll call completed.

2. APPROVAL OF THE AGENDA

Perrie motioned to approve the agenda. **Motion approved 6-0**

3. APPROVAL OF MINUTES

a. April 5, 2023, Meeting Minutes

Perrie motioned to approve the minutes from April 5, 2023. **Motion approved 6-0**

b. May 3, 2023, Meeting Minutes

Perrie motioned to approve the minutes from May 3, 2023. **Motion approved 6-0**

4. NEW BUSINESS

a. Dan Carlson Community Development Director was introduced to the Commission.

b. Workplan Objective 1 Review Dimensional Standards, Permitted Uses, Bonus Density

Work plan was reviewed. A table showing City of Poulsbo, Kirkland, Shoreline, and City of Ellensburg density bonus examples was presented. Many various density bonus types were reviewed and discussed. Some jurisdictions mandate affordable housing in certain zones. The Commission would like to have many options of incentives that the public can utilize based on their situation. The need for assisted living units in affordable housing was mentioned. The incentives need to be understandable to anyone. Incentives need to be utilized more than they are to keep up with the growth in the population. The Planning Commission will be asked if they are open to a joint commission meeting to discuss density bonus options. The meeting may take place at the July meeting if the Planning Commission is participating. Incentives for existing buildings is something to consider.

c. Future Land Use and Zoning

The future land use map was explained. Looking at where the lands are located that could potentially be affordable housing will be looked at. Growth will be targeted in certain areas.

5. UNFINISHED BUSINESS

a. The Catherine Park project has been assigned to new staff at Habitat for Humanity and a meeting is scheduled to evaluate the status of the project.

6. CITIZEN COMMENT

No citizen comments.

7. STAFF UPDATE/DISCUSSION ITEMS

Next meeting is scheduled for July 5, 2023, 4:30 pm

The joint meeting may be scheduled for July 13, 2023, during the Planning Commission meeting.

8. COMMISSION REPRESENTATIVE UPDATE

None

9. Adjourned at 5:38 pm