



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

September 6, 2023

Time of Meeting

4:30 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Commissioner Bedsaul called the meeting to order at 4:32 pm.

Present: Sarah Bedsaul, Sarah Beauchamp (arrived at 4:33 pm), Kim Funston, Dan Witkowski, John Perrie, Courtney Garzone

Absent: Jordan Ruhle

Also Present; Dan Carlson-CDS Director, Terry Weiner-City Attorney, Heidi Behrends Cerniwey-City Manager, Jeremy Johnston-Planning Manager, Kathy Boots-Planning Technician

Also Present: Matt Stalder (arrived at 4:42 pm)

2. Approval of Agenda

Commissioner Perrie motioned to approve the agenda. Motion passed 6-0

3. Approval of Minutes

Commissioner Funston motioned to approve the minutes from the August 2, 2023, AHC Meeting. Motion passed 6-0.

4. New Business

a. 1 st & Pine Stalder Affordable Housing Project -Staff is seeking a recommendation if the project should move forward for Council consideration.

Staff member Johnston gave the Commission a summary of this project for the last two years. In February, a letter was sent from the City to Mr. Stalder requesting more information. Additional information was not provided. Mr. Weiner stated the applicant had failed the contract milestones and agreement which included the proposal and award letter. The applicant failed to ask for an extension. The project has changed substantially since the contract agreement. Commissioner Perrie motioned to recommend to the City Council the Stalder project be ended. The applicant spoke to the Commission. Commissioners needed to vote on a motion to open up the property to the public for RFP's, or a motion to create a new agreement and award letter to Stalder. Members of the Commission stated the project has changed in the percentage of affordable housing units, funding, fire access, and design. After discussion, the Commission agreed the land should be opened back up to the public to submit RFP's for use as affordable housing and Mr. Stalder may reapply if he obtains the required

documents. Perrie motioned to move to City Council to reopen the RFP process for the 1st & Pine property for Affordable Housing Proposals and cancel the Stalder agreement. Motion passed 6-0.

5. Unfinished Business

a. Affordable Housing Action Plan Implementation - Discuss proposed affordable housing draft regulations.

Staff member Johnston reviewed proposed draft regulation changes to the Land Development Code. Townhome code changes such as the orientation and landscaping requirements could help with more townhomes being built if the requirements were similar to a single family home. Other possible changes could be reducing rear setbacks in certain zones such as R-M and R-H, encouraging the building of tiny homes, and garages contributing to the required parking spots. Another idea was having entry into different housing types similar to a single family residence and reducing duplex parking requirements. Johnston will make a spread sheet for the next meeting comparing housing types to single family residence so that Commissioners can see the difference.

6. Citizen Comment

None

7. Staff Update/Discussion Items

None

8. Commission Representative Update

Nothing new to report

9. Adjournment

Adjournment at 5:32 pm