



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

**Minutes Joint Study Session Planning and
Affordable Housing Commission**

July 13, 2023

5:45 PM

Council Conference Rm 501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order

Commissioner Rajendran called the meeting to order at 5:45 p.m.

Present In-Person: Ed Harrel, Sathy Rajendran, Delano Palmer, Sigrid Davison, Sarah Bedsaul, Courtney Garzone, Sarah Beauchamp, and Dan Witkowski

Present-Via Zoom: John Perrie

Absent: Fred Padjen (excused), George Bottcher, Jordan Ruhle, Kim Funston, Geraldine O'Mahoney (excused)

Also Present: Jeremy Johnston, Community Development Planning Manager; Dan Carlson, Community Development Director; Laura Wilson, Planner; Terry Weiner, City Attorney; Heidi Behrends Cerniway, City Manager; and Rich Elliot, Planning Commission Council Liaison

2. Approval of Agenda

Commissioner Harrell moved to Approve the Agenda. **Motion Passed 9-0.**

3. Approval of Minutes

No minutes to approve.

4. New Business

4.A Zoning and Development Regulations for Emergency Shelters Discussion

Dan Carlson, Community Development Director, provided a history of the Martin vs Boise ruling, information on the City of Ellensburg and Kittitas County ad hoc committee, and examples of sleep centers in other jurisdictions. He requested feed back on where a sleep center would be appropriate, the type of review, the type of occupancy, spacing and intensity of use. After discussion, the commissioners determined the sleep centers would be appropriate in zones that allowed hotels and motels, they should be reviewed with a Conditional Use Permit, the occupancy would be a tiered approach, the spacing and intensity would be reviewed during the Conditional Use Permit review process. Director Carlson will draft code language based on these suggestions for review at a future meeting.

4.B Joint Affordable Housing Study Session with AHC.

Jeremy Johnston, Planning Manager, facilitated the Affordable Housing Discussion. Planning Manager Johnston reviewed building setback and intensity standards and density bonus incentives with the commissions. He requested input from the commissions that would provide directions to draft regulations for the reviewed elements. After discussion, the commissioners determined modifying the bonus incentives should be the first code section to amend. Planning Manager Johnston will research communities with affordable housing mandates, successful affordable housing programs, develop a tracking system of best practices, and provide draft code language based on the commission's suggestions.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff update/Discussion Items

Planning Manager Johnston reminded the commissioners of the development presentation by IOOF on July 14, 2023 at the Kittitas County Health Building. They were reminded to limit the number of attendees from each commission to prevent a violation of the Open Public Meetings Act.

8. Commission Representative Update

None

9. Adjournment

Commissioner Rajendran adjourned the meeting at 7:30 p.m.
Next meeting August 10, 2023, 5:45 p.m.