



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Planning Commission, Regular Meeting

August 10, 2023

5:45 PM

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

1. Call to Order and Roll Call of Members

Commissioner Padjen called the meeting to order at 5:46 p.m.

Present In-Person: Ed Harrel, ~~Sathy Rajendran~~, Delano Palmer, Sigrid Davison, Fred Padjen, George Bottcher, Geraldine O'Mahoney

Present-Via Zoom: Rich Elliott

Absent: Sathy Rajendran (excused)

2. Approval of Agenda

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

3. Approval of Minutes

a. Commissioner Delano motioned to Approve Minutes of June 8, 2023, Planning Commission Meeting

b. Commissioner Harrell motioned to Approve Minutes of July 13, 2023, Planning Commission Meeting

4. New Business

a. Inclusionary Zoning Research Review

Staff member Johnston explained research he has done regarding managing and maintenance of a mandate of providing affordable housing. There would need to be a staff member that is funded for an extensive period of time to monitor compliance with 30-year contracts, deeds, resale, etc. Johnston showed how on the Ellensburg map zones and overlays can be looked at to help determine where it makes sense to increase affordable housing. The Affordable Housing Commission will be presented with draft regulations to look for red flags. The draft regulations will then be brought to the Planning Commission to identify obstacles. Allowing smaller lots would increase the possibilities for owners to build affordable housing. Working with Kittitas County on the interlocal agreement in the Urban Growth Area will benefit the community. Current wait lists for section 8 housing are massive.

b. Zoning for Special Housing Types and Emergency Shelters

Even though House bill 1220 does not apply to the City of Ellensburg, the City is changing

zoning development code to add a code that would allow emergency shelters and emergency housing in more zones. There will be design standards that would be required. Transitional housing progressing into permanent supportive housing was discussed. Staff will create a resolution/ordinance for next month to review. Conditional Use Permits may be required but allowed in more zones.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

Staff member Johnston will draft regulations for the next meeting to review. This will help with another step towards completion of objective 1. Johnston stated one proposed map amendment to the Comprehensive Plan will be presented to City Council. There will be a clearer version of the future land use map designations for the public to understand. SEPA has been started.

A climate elements section will be added to the Comprehensive Plan, and brought before the commission to approve and then be forwarded to City Council. The section may be presented at the second meeting in September.

8. Commission Representative Update

The Commission Representative was not present at the end of the meeting

9. Adjournment

Adjournment at 6:58 p.m.