



CITY OF ELLENSBURG

**Minutes of Affordable Housing Commission, Joint Study
Session**

Date of Meeting

July 10, 2025

Time of Meeting

5:45 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 Harrell called the Joint Planning Commission and Affordable Housing Commission meeting to order at 5:45 p.m.

Present: Sarah Bedsaul; John Perrie; Dan Witkowski; Courtney Garzone; Delano Palmer
Absent: Kim Funston

Others Present: Lily Frey-Housing Program Manager; Stacey Henderson-Planning Manager; Dan Carlson-CDS Director; Kathy Boots-Planning Technician; David Miler-City Council Liaison; Mark Rud-Associate Planner; Michael Buehn, Ed Harrell; Sigrid Davison; Geraldine O'Mahony (arrived at 5:47 p.m.); George Bottcher; Sathy Rajendran; Joe Sheeran; two members of the public.

2. Approval of Agenda

The new member of the Planning Commission, Joe Sheeran, was introduced.

3. Approval of Minutes

- 3.A May 21, 2025 Affordable Housing Commission meeting minutes
Commissioner Palmer motioned to approve the minutes for the Affordable Housing Commission meeting on May 21, 2025. Motion passed 5-0.

4. New Business

- 4.A Inclusionary zoning discussion with Mark Rud, Associate Planner
Lily Frey provided the framework for the meeting. Mark Rud gave a presentation on the basics of Inclusionary Zoning (IZ). Rud provided research on other jurisdictions that have implemented mandatory IZ and the particulars of sample programs. The commissioners were presented with the benefits and challenges of mandatory IZ. Bonus incentives for IZ have many options to consider, such as development size, limited to certain zones, allowed density, and Multi-Family Tax Exemption. Commissioner Palmer inquired about how the programs worked for other jurisdictions or the challenges they faced. Commissioners discussed reduced parking, reduced open space, AMI percentages, parking off-site, and whether incentives would be worthwhile to

builders. Could this be a joint project with the County in zones that are in the Urban Growth Area? Commissioners would like to know if the City Council would support IZ. Commissioner Palmer stated the City Council would want more data prior to a decision to support this policy.

5. Unfinished Business

None.

6. Public Comment

None.

7. Staff Update/Discussion Items

7.A Comprehensive plan update

Stacey Henderson updated the commissions that a consultant for the Comprehensive Plan update has been hired. SCJ Alliance will start working on their studies and there will be a kick-off meeting. The City Council approved the public participation plan for the Comprehensive Plan update. A public open house will be hosted in the fall with staff available to gather data on public input on the Comprehensive Plan update. A logo is being developed, and a website is going to be created.

7.B Review & approve August-September Affordable Housing Commission meeting schedule changes

Lily Frey reviewed upcoming Affordable Housing Commission meeting dates.

7.C ADU open house planning update

Frey discussed the upcoming public Accessory Dwelling Unit presentation at Hal Holmes in August. Frey mentioned a variety of professions she would like to attend the open house. A draft flyer is being created. A press release and social media post will advertise the event.

8. Commission Representative Update

Commissioner Palmer discussed the public interest in new swimming pool and fieldhouse facilities. Commissioner Davison supports having more activities for children.

9. Adjournment

The meeting was adjourned at 6:56 p.m.