



CITY OF ELLENSBURG

**Minutes of Affordable Housing Commission, Joint meeting
with Planning Commission**

Date of Meeting

January 8, 2026

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

Chair Harrell called the meeting to order at 5:45 PM.

Planning Commission Present: Ed Harrell, Michael Buehn, Skylar Bisom-Rapp, Geraldine O'Mahony, Joe Sheeran, George Bottcher (arrived at 5:56PM)

Planning Commission Absent: Sathy Rajendran

Affordable Housing Commission Present: Delano Palmer, Sarah Bedsaul, Sarah Syverson, Kim Funston, Courtney Garzone, Dan Witkowski, John Perrie

Affordable Housing Commission Absent: None

Others Present: Andrew Oliver, Leland Consulting Group; Heidi Behrends Cerniwey, City Manager; Dan Carlson, Community Development Director; Stacey Henderson, Planning Manager; Lily Frey, Housing Program Manager; Mark Rud, Associate Planner; David Miller, Council liaison, and several members of the public.

2. Approval of Agenda

Commissioner Witkowski moved to amend the agenda to consider 4B - Review and discussion on Comprehensive Plan Periodic Update: Land capacity analysis and proposed zoning changes overview with Andrew Oliver of Leland Consulting before 4A - Planning Commission election of chair and co-chair. Motion passed 12-0.

3. Approval of Minutes

- 3.A Planning Commission November 13, 2025 regular meeting minutes
Commissioner Sheeran moved to approve the November 13, 2025 Planning Commission regular meeting minutes as presented. Motion passed 5-0.

4. New Business

- 4.A Review and discussion on Comprehensive Plan Periodic Update: Land capacity analysis and proposed zoning changes overview with Andrew Oliver of Leland Consulting.
Henderson introduced the session goals of presenting work to date and gathering initial feedback and recapped the overall comprehensive plan update process. Frey shared housing allocations to the City by income band based on County allocations. Oliver presented an overview of the Land Capacity Analysis

(LCA) process and assumptions.

Commissioners discussed the overall growth planning assumptions, connections between jobs and housing, and how the LCA relates to urban growth area (UGA) expansion, and annexations and zoning changes. Oliver shared the initial calculations of land available by housing income bands, which indicates a small deficit of land available for multifamily housing for 0-80% AMI households. Frey presented proposed zoning changes to increase multifamily capacity, including potential changes south of Umptanum Road, along West University Ave, along North Airport Road and near North Water Street and Helena Ave. Commissioners asked about county vs. city income levels and reflections in housing figures.

Commissioners asked about analysis of public service impacts from proposed rezones, which have been considered in transportation modeling to date and will be considered in the Comp plan process based on the commissions' recommendations. Commissioners recommended considering Commercial Highway (C-H) zoned parcels along University Ave East for rezone potential to Central Commercial II (CC-II), which would allow developers access to the multifamily tax exemption program. Commissioners recommended considering mixed-use zoning for the Airport Road and Helena and Water areas to allow for desired neighborhood services and numbering these proposed changes to allow for separate consideration.

Commissioners identified that some parcels identified for potential rezone along North Airport Road would be affected by the airport overlay and expressed interest in revisiting the overlay zone definition and relevant restrictions. Commissioners expressed support for pursuing all of the proposed rezone options recognizing the need for more multifamily housing. Commissioners encouraged staff to consider how comp plan policies could affect underutilized parcels, particularly in central locations.

- 4.B Planning Commission election of chair and co-chair
Commissioner Bisom-Rapp nominated Commissioner O'Mahony as Planning Commission chair. Motion passed 6-0.
Commissioner Bottcher nominated Commissioner Bisom-Rapp as Planning Commission co-chair. Motion passed 6-0.

5. Unfinished Business

None.

6. Public Comment

None.

7. Staff Update/Discussion Items

- 7.A Recap of Council action: Comp Plan Chapter 9 & Land Development Code
Henderson noted that Council followed the Planning Commission's recommendations as edited passing an ordinance of Title 15 changes including temporary sales use, binding site plan regulations, co-living housing and code

cleanup, adopting these changes in November 2025. The ordinance changes are currently in force and will be reflected on the City's code website in the coming months. Council followed the Planning Commission's capital improvement plan recommendations and adopted the changes. Council ultimately chose to adopt the alternate revisions to Chapter 9 of the Comprehensive Plan submitted by the Diversity, Equity and Inclusion (DEI) Commission rather than the staff recommended revisions of this chapter with a rewrite planned in 2026. Henderson thanked commissioners for their work on these challenging topics.

Commissioners asked about next steps for the Planning Commission to review comprehensive plan elements; Henderson noted that there will be regular reviews of draft elements through June with adoption required by December 2026. Commissioners wishing to raise issues for consideration in the periodic update process should send those questions or suggestions to Henderson.

8. Commission Representative Update

None.

9. Adjournment

Chair O'Mahony adjourned the meeting at 7:28 pm.