



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Affordable Housing Commission Meeting

April 1, 2026

4:30 PM

Council Chambers 501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order and Roll Call

Present: Courtney Garzone, Dan Witkowski, Delano Palmer, John Perrie, Kim Funston, Sarah Syverson.

Not present: None.

Also present: Dan Carlson, Community Development Director; Lily Frey, Housing Program Manager; Denise Tlatelpa, Planning Technician and several members of the public.

Chair Garzone called the meeting to order at 4:30 p.m.

2. Approval of Agenda

Councilmember Palmer moved to approve the agenda as presented. Motion passed 6-0.

3. Approval of Minutes

3.A. March 4th, 2026 Meeting minutes

Councilmember Palmer moved to approve the minutes as presented. Motion passed 6-0.

3.B. March 18th, 2026 Meeting minutes

Councilmember Palmer moved to approve the minutes as presented. Motion passed 6-0.

4. Public Comments

None.

5. New Business

5.A. June Land Development Code Changes Review

Frey presented proposed changes to the Land Development Code for completion by June 2026 due to legislative requirements, including the conversion of buildings to residential use and related parking and other exemptions, and removal of siding prohibitions. Other proposed Land Development Code changes address detached accessory dwelling unit (ADU) placement requirements. Commissioners discussed the opportunities presented for ADU options. Councilmember Palmer moved to recommend the proposed Land Development Code changes to Planning Commission. Motion passed 6-0.

5.B. Housing Element Draft Review (Public Comment Opportunity)

Frey summarized updates from the housing element draft including population trends, existing housing compared to household size, and the changes in the housing market. Frey shared proposed edits to the Goals, Policies, & Programs section, requesting feedback from the group.

The commissioners discussed opportunities to improve on vague or exclusionary terminology and a proposed new program under Goal H-2 Policy A to monitor permitting for barriers to middle and multifamily housing. Most items that have been deleted are not directly related to housing. No public comments were heard. Councilmember Palmer moved to recommend the Housing Element to the Planning Commission for approval. Motion passed 6-0.

6. Unfinished Business

None.

7. Staff Update/ Discussion Items

7.A. Commissioner & Staff Updates

Denise Tlatelpa, with the Community Development department, will be attending for clerical support. Tlatelpa made a short introduction.

Frey announced that Sarah Bedsaul has resigned from her position on the commission and requested a subcommittee volunteer to interview new potential commissioners; Kim Funston volunteered.

7.B. Upcoming meeting schedule

The commission will meet on April 15 for discussion of the racially disparate impact memo.

Frey provided an overview of the new Zoom Webinar format, which enables the muting or removal of disruptive attendees. Commissioners can notify Frey if they plan to attend virtually to receive a presenter link. Frey will check if social media mentions require Zoom link updates.

8. Commission Representative Update

None.

9. Adjournment

Chair Garzone adjourned the meeting at 5:05 p.m.