



**COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926**

MINUTES OF ELLENSBURG CITY PLANNING COMMISSION

Date and Time: Planning Commission Meeting of July 15, 2021 at 5:45 p.m.

Place of Meeting: Virtual Zoom Meeting

Present: Beverly Heckart, Fred Padjen, Ed Harrell, George Bottcher, Sathy Rajendran, Geraldine O'Mahony, Sigrid Davison

Absent:

Others Present: Community Development Director Kirsten Sackett; Community Development Secretary Alicia Winbauer; Council Liaison Stacey Engel, City Manager Heidi Behrends Cerniwey, Members of the public: Steve Gordon and Joseph Chang- Lola Gallagher?

1. CALL TO ORDER

Chair Padjen called the meeting to order at 5:45 pm.

Council Liaison Engel notified the commission that this would be her last meeting as she has resigned from the Council. She gave a synopsis of the process that would happen to get a replacement on the Council and Planning Commission.

Introduction of City Manager and new commission member Sigrid Davison

2. APPROVAL OF AGENDA

Commissioner Heckart wanted to add to Old Business-Voting on the appointment of Fred Padjen to act as liaison to the Affordable Housing Commission Stakeholder group.

3. APPROVAL OF MINUTES

Commissioner Heckart moved to approve the minutes of the June 13, 2021 Planning Commission meeting. Commissioner Rajendran seconded. Motion passed with all in favor.

4. NEW BUSINESS

- a. Public Hearing to consider annexation request for parcels 916833, 698633, 708633 and 528633 located at 805 Anderson Road.

Chair Padjen opened the public hearing and explained the procedures of the hearing. Director Sackett gave the Staff report on the proposed annexation. There were no questions from the public. Commissioner Harrel asked if there was any indication of what the property would be used for. Director Sackett commented that Community Development has received a proposal for a large facility but we don't have a lot of details.

Chair Padjen closed the public hearing.

Commissioner Heckart moved to approve the annexation for parcels 916833, 698633, 708633 and 528633 into the Light Industrial zone (I-L) as recommended by staff. Commissioner Harrel seconded. All in favor, motion passes.

5. OLD BUSINESS

- a. Commission needs to approve the appointment of Fred Padjen to act as liaison to the

Affordable Housing Commission Stakeholder group. Commissioner Heckart moved to approve the appointment, Commissioner Harrel seconded. All in favor, motion passed.

6. CITIZEN COMMENT

No comment from the public in attendance.

7. STAFF UPDATE

a. Housing Action Plan Update

Director Sackett provided an introduction and update on the work of the Housing Action Plan (HAP). She shared her screen and started a powerpoint on the HAP. This powerpoint included a lot of information including the process that the City has been working on with BERK Consulting who have helped many communities craft their Housing Action Plans, but we are working hard to make sure our plan is specific to our community. We have compiled a great deal of data to BERK for inclusion in an update to the Housing Needs Assessment, including all of our building permit data from the last ten years. We will also be analyzing some of our code standards, including townhouses and cottage housing.

There was discussion on the information and projections for student population growth at CWU. Commissioner O'Mahony asked if the data provided insight on who owns the rentals- local ownership or out of county owners? That information is not in the study but would be something that the city might want to know in the future.

Commissioner O'Mahony asked why the city itself didn't build and provide low income housing instead of relying on the local builders? Director Sackett mentioned that the city has committed to the low income housing by the sales tax that is set aside for it that the Affordable Housing Commission can award to builders that incorporate low income housing in their plans.

Discussion about zoning and how it could be better utilized to allow more density in the residential areas for more infill.

Discussion of Cottage housing- how nobody has taken advantage of the change in code. The code really doesn't work with our zoning. BERK had some suggestions on how to try to adapt and get it used in the city.

Commissioner Davison asked if there was any other access for low income housing people to utilize when they don't have transportation. She had experience of the transit system and doesn't feel it was adequate to service the needs of people. Commissioner Heckart noted that she has always felt that the transit should have a more frequent schedule. She also feels that our zoning especially in the north end of Ellensburg should have more commercial opportunities and that access to the commercial areas should be thought out (more connectivity) so that people feel they don't have to drive. Director Sackett noted that we could work with the Transit commission to address the concerns of the Planning Commission.

Commissioner Heckart felt the online survey was not very easily navigated.

Discussion regarding adding more mixed use to our residential zoning. Commissioner O'Mahony commented that the idea is great but we need to take into consideration Climate factors when raising densities. Director Sackett noted that we would probably be required to address that in the next Comprehensive Plan Update.

Director Sackett continued with the powerpoint and explained the outreach to the community, we are putting together a visual preference survey. It will be pushed out on our website and social media. We will ask questions about what type of housing they currently live in, then ask about what types of housing would be appropriate in different areas of the City, etc. We will also be reviewing our existing policies in the Comp Plan, and determine if we need to make any updates. Another piece will be to draft strategies and policies to pursue. After we finish the HAP we will then proceed with making actual code changes.

Discussion of ADU's- how can they be encouraged for more infill. Director Sackett noted that the BeHeard Ellensburg website can have additional surveys and questions put on the website whenever we want to get feedback from the community and this topic could be one of those. Joseph Chang commented that the code is very limiting on the sizes that can be built and how there are a lot of lots especially on North Water Street that might be able to have them but with the code the way it is not very doable. He wants to meet with Director Sackett and will email her.

Director Sackett showed the commission where to access the BeHeard Ellensburg website for the survey. Chair Padjen commented that he felt the process of developing the HAP was a little backwards. The public should have weighed in first and then BERK and Community Development could have drafted a plan. Commissioner Heckart asked if the draft could be changed before adoption. Director Sackett yes, because it is a draft it is changeable. We will be meeting hopefully twice next month to talk about the plan and make changes with the commissions input and the publics.

Discussion about dates for the next meeting. The meeting will be a hybrid meeting in the Council Chamber. A poll was taken on who could be available for each date. August 5, 2021- everyone is available. August 19th, 2021- everybody except Commissioner Davison is available.

8. ADJOURNMENT

Chair Padjen adjourned the meeting at 7:20 pm.