



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

MINUTES OF ELLENSBURG CITY PLANNING COMMISSION

Date and Time: Planning Commission Meeting of August 26, 2021 at 5:45 p.m.
Place of Meeting: Hybrid - In Person at City Hall, 501 N. Anderson Street, and Virtual Zoom Meeting
Present (in Person): Fred Padjen, Ed Harrell, Sathy Rajendran
Present (Virtual): George Bottcher, Sigrid Davison
Absent: Beverly Heckart, Geraldine O'Mahony
Others Present: Community Development Director Kirsten Sackett

1. CALL TO ORDER

Chair Padjen called the meeting to order at 5:46 pm.

2. APPROVAL OF AGENDA

Commissioner Padjen asked for approval of the the agenda as submitted. Commissioner Bottcher seconded. All in favor, motion passed.

3. NEW BUSINESS

4. OLD BUSINESS

5. CITIZEN COMMENT

No members of the public in attendance.

6. STAFF UPDATE

a. Housing Action Plan Update

Director Sackett updated the commission on the HAP and the steps taken so far, and the availability of future grant monies to implement the plan in the future. She stated that originally there were 12 strategies and now we are up to 17 strategies after conversations with the various groups. Tonight we will discuss those strategies and work on finalizing them to be able to take them to Council. Director Sackett shared her screen to share the pages to be worked on.

She reiterated that the goals were 1) Produce more housing, 2) Add more variety of housing, and 3) Create and preserve affordable housing stock. She said that the strategies were connected to achieving the goals and that they were developed to provide actions we can take to work toward the goals.

Sackett reviewed the context of each strategy and when it reached the encouragement of ADU's, Commissioner Padjen noted concerns about the County regulations regarding

ADUs not in the UGA. Staff responded that they would look into the difference in the requirements.

There was other discussion about streetscape and garage use for storage instead of parking, in addition to discussion about street or alley access available in our neighborhoods. Several commissioners feel that alleys should be encouraged in the new developments. Maybe an incentive for alleys could be considered for the developers. If not alleys, is there any off-site parking options?

Commissioner Davison asked about the possibility of collaboration between developers and builders to come up with mixed projects. Director Sackett suggested that maybe we could do some outreach to the builders and developers to get them talking amongst themselves and with the city to come up with more collaboration options.

There was some discussion about annexations coming into the City, and the automatic assignment of R-S zoning. Sackett responded that upon annexation, a different zoning district can be assigned, but it also needs to match the Future Land Use Designation in the Comprehensive Plan. It also depends on the developer and what they request for zoning. There was also some discussion of the need for additional Industrial zones, as the City has almost run out of property that allows for industrial uses.

Continuing with the strategy review, Chairman Padjen stated that he really liked the Zero Lot Line Development Site Plan. Commissioner Bottcher asked about the ability to have windows on the lot lines and Sackett said it was permissible.

There was some discussion on which projects that can be done without SEPA, and how the process could be further streamlined for approval for new projects.

Discussion then ensued on ways to keep housing affordable: The question was asked if there are programs to help the landlord/owner to keep their properties affordable to tenants. Sackett responded that they could come to the Affordable Housing Commission and make a request for funds with a proposal of that nature.

Director Sackett shared the MFTE program and how it could work for the future development in the CC-II zone.

There was discussion on the strategy of Manufactured Home Park Relocation options. It was suggested that the language could be made stronger to allow for more protections for the affordable housing that is provided by manufactured home parks. This led into discussion about Tiny Home park options. More discussion is needed to figure out how to incorporate standards for tiny homes into the code – as either home ownership, or tiny home park regulations. It can be but most ADU's have additional uses (like a garage). There was a question about whether the city-owned property be used for a tiny house neighborhood. Sackett noted that tiny homes are allowed, but that our codes don't allow them to be on wheels and they need to be on foundations and meet the IBC.

Discussion then moved on to the outreach efforts, and Commissioner Davison commented that the BeHeard requirement of registration was not of interest to people so they didn't participate.

The Commission then held discussion on the Minimizing Displacement strategy. Commissioner Davison asked if there is a program to help homeowners in addition to renters to provide emergency financial assistance.

Commissioner Davison suggested another strategy that partnerships between the hiring entities in our community that could come together and work together. Commissioner Padjen wanted to encourage the alley access during project development.

Sackett asked if there was any further discussion, and then reminded the commission of the upcoming public hearing for the floodplain regulations. In response to a question she explained what will happen during the public hearing.

There was a brief discussion on the Commission's role in issuing conditional use permits and how they are not always followed as recommended by the commission. Discussion of the Ida Nason Aronica school and what is going on with the project and the roads to and from the school. This led into discussion about how the city often utilizes grant money to construct missing sidewalks in the City.

7. ADJOURNMENT

Chair Padjen adjourned the meeting at 7:23 pm.