



COMMUNITY DEVELOPMENT COMMITTEE
MEETING AGENDA
City Hall – 1104 Maple Street
August 27, 2025 4:00 PM

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (First Floor Conference Room), or virtually by using the meeting access link below.

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COMMITTEE MEMBERS

Present: Councilmember Andy Elfers (Chair), Councilmember Matthew Kenna, Councilmember Pat Cole

COMMITTEE BUSINESS

NOTE: THE MEETING WAS A HYBRID MEETING WITH ONE MEMBER OF THE PUBLIC JOINING IN PERSON AND OTHERS WHO WERE ATTEMPTING TO JOIN VIRTUALLY. DUE TO TECHNICAL OVERSIGHT, THOSE ATTENDING VIRTUALLY WERE REGRETTABLY NOT ABLE TO JOIN THE MEETING. STAFF WILL MODIFY PROCEDURES TO ENSURE THAT THIS DOESN'T HAPPEN IN THE FUTURE. THE MEETING WAS INFORMATIONAL ONLY WITH NO ACTION ITEMS BUT DUE TO THE ACCESS ISSUES, THESE MEETING MINUTES CONTAIN MORE DETAIL RELATED TO THE MEETING THAN WOULD TYPICALLY BE REQUIRED.

1. Zoning Code Text Amendment - Co-living Housing

Mr. Ryan Windish, Community & Economic Development Director explained that in 2024, the Washington State legislature passed House Bill (HB) 1998, which requires cities and counties to allow co-living housing to be built on lots where at least six units are allowed. The bill also includes requirements regarding parking, density, and other development regulations. Mr. Windish said that cities and counties must implement the requirements of HB 1998 by December 31, 2025 or the state law will govern co-living housing until such time as the regulations updated locally. He further explained that co-living is a low-cost housing option in which each resident has a small, private, lockable "sleeping" unit and residents share kitchen spaces and other common amenities. Individual units usually include kitchenettes and private bathrooms. Mr. Windish pointed out that co-living housing provides an affordable housing option for community members and people in the workforce. The development of co-living housing may reduce car traffic and pollution by creating more housing options for people who want to live near transit hubs, job centers, shops, and schools, rather than in car-dependent homes on the urban fringe. He explained that the Planning Commission will be considering the Zoning Code amendments to incorporate co-living housing at their meeting on September 11, 2025 and holding a public hearing on October 2, 2025 with final recommendations coming back to the CD Committee late October or November. Councilmembers discussed the proposal and asked about state process, reduced fees, parking limitations, and if co-living housing would work in a mixed use building.

REPORTS

1. Permit Activity YTD Report - August 2025

Doug Beagle, Development Services Director, provided a summary of the Permit Activity Report and discussed current and future development projects and responded to questions from the committee.

ADJOURNMENT

The meeting adjourned at 4:34PM

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.