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2 CITY OF CLE ELUM  
3 PLANNING COMMISSION MEETING  
4 Meeting Minutes  
5 5 November 2019 6:00

6 **1. Roll Call and Call to Order**

7 *Commissioner Davis called the meeting to order at 6:00pm. Commissioners Clark and*  
8 *Lundh were absent. Commissioner Fluegge motioned to excuse Commissioners Clark*  
9 *and Lundh. Commissioner Hawk seconded. Passed unanimously.*

10 **Set Agenda**

11 No changes.

12 **2. Review of the minutes**

13 Review minutes from October 1, 2019 (the October 15 meeting was cancelled). One  
14 modification that in the review of the minutes Commissioner Davis is said to have  
15 seconded a motion, however Commissioner Davis was not present at that meeting.

16 **3. Announcements, Appointments, Awards, & Recognitions**

17 None.

18 **4. Business Requiring Open Hearing**

19 **Emergency Comprehensive Plan Amendment**

20 Planner Temple introduced the proposed amendment and *Commissioner Davis opened*  
21 *the public hearing at 6:06pm. No comments were received and the hearing was closed at*  
22 *6:07pm.*

23 **Zoning Ordinance and Map Amendments**

24 Planner Temple introduced the proposed zoning ordinance and map amendments and her  
25 staff report and recommendation to open the hearing and keep it open until such time that  
26 the Planning Commission could revisit the amendments in light of the comments  
27 received. *Commissioner Davis opened the zoning hearing at 6:15pm.*

28 Comments received are summarized:

- 29
- 30 • Chris Montgomery – attorney for Mike and Marcia Walch. Described reasoning  
31 for opposing rezoning of his client's property (creating conflicting zones).
  - 32 • Claire Nicholls – 104 N Montgomery Ave – Shoemaker - 783735 (residential).  
33 Would like parcel zoned Industrial.
  - 34 • Brad Paige – lives at 112 West 5<sup>th</sup>. RE: 543835 820 East First. Proposed to be  
35 zoned from General Commercial to Residential. Wants to keep it General  
36 Commercial. 823635 which is General Commercial, proposed to Downtown  
37 Commercial. Planner Temple described Downtown Commercial, which is the  
38 former Old Town Commercial, which will be expanded to the Downtown  
39 Revitalization project limits.
  - 40 • Connie Anderson – 702 Montgomery. Has a general concern about the area  
41 around Putnam Center – rezoning to multi-family, removing community garden.  
42 Planner Temple, clarified that there was no intent to remove the community  
43 garden. Planner Temple discussed the reasons for increased multi-family zoning.
  - 44 • Mickey Rosato – 383735. Proposed residential to multi-family residential –  
concerned with density like in Cle Elum Pines – increase noise level, air quality

(fire places), and around Centennial Center (McKnight’s property) – doesn’t want to see that area developed – wants it to remain quiet and undeveloped.

- Kathy Steiner-Eger – 301 N Montgomery (2<sup>nd</sup> & Montgomery). Commented that the area of Second Street that has been primarily residential for a long time – doesn’t want to see the vacant lot across the street developed to multi-family. Doesn’t want to see more density. All of this affects the housing. Asked staff for clarification on the map.
- Chris Sullivan 310 East Grant Street – 864335. Would like to express concerns about multi-family. There is a Duplex at 227/229 Grant Street – numerous calls on the duplex over the years. Emphasizes that the rezoning goes all the way to Madison. All driveways exit onto the roadway without sidewalks. Floodplain/floodway issues. Many irregular parcels (multiple lots). There are lots in the floodway that are not buildable. Concerned with property values and property taxes. Congestion, traffic, noise, no more traffic.
- Liz Rankin - 800 East 1<sup>st</sup> 503835. Chalet Motel. Proposed from Commercial to Residential. Requests to rethink the zoning. They are trying to get the Motel on the national historic listing.

*Commissioner Malek motioned “to keep the hearing open, but stop accepting comments today”, and Commissioner Hawk seconded. Motion passed at 7:10pm.*

Planner Temple addressed a comment related to Bullfrog Flats from Kathy Steiner-Eger. Ms. Steiner-Eger questioned why the multi-family development in the Bullfrog Flats development wasn’t factored into the multi-family calculations for the zoning. Planner Temple clarified the general process for the Bullfrog Flats Supplemental Environmental Impact Statement. Further discussion included a brief overview of all current City development agreements and the difference between land covered by development agreements vs standard development of large areas by multiple land owners.

**5. New Business**

No new business.

**6. Citizen Comments on Non-Agenda Items (limited to 5 minutes)**

None.

**7. Public Appearances**

None.

**8. Unfinished Business**

*Commissioner Fluegge motioned to table all unfinished business to the next meeting. Commissioner Malek seconded. Motion passed.*

**9. Staff Report**

Staff reminded the Commission about the memos sent out about comprehensive plan implementation. Commissioners discussed implementation of the comprehensive plan and how this works in reference to zoning. Staff highlighted several of the issues with the zoning map and zoning ordinance and noted a planning consultant will be helping with the zoning ordinance review. Staff let the commissioners know the City has contracted with a GIS group who may be able to assist with the final zoning map. Commissioner Davis suggested some of the comprehensive plan goals be pulled out and used to make

1 the land use decisions, and then work on public education about the City's growth. Staff  
2 suggested reviewing the implementation memos again for future discussion. Staff  
3 suggested looking at the housing memo infographic. Discussion about the use of  
4 infographics and weblinks to convey information in a better way, especially in terms of  
5 educating the public on future growth. Staff discussed social media challenges and  
6 benefits and how planning would be improved with more public information.

7 **10. Report of Committees**

8 None.

9 **11. Comments from Commissioners and/or Staff**

10 None.

11 **12. Adjournment**

12 *Motion to adjourn made by Commissioner Hawk and seconded by Commissioner*  
13 *Fluegge, ending the meeting at 7:45pm. Next regular meeting Tuesday 19 November*  
14 *2019, 6:00 pm.*