

1 CITY OF CLE ELUM  
2 PLANNING COMMISSION MEETING  
3 Regular Meeting Minutes  
4 15 May 2018 6:00  
5

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

7 The meeting was called to order at 6:02pm by **Kerry Clark**. Also in attendance was  
8 Theo Leonard, and Debra Davis. Staff present was City Planner Lucy Temple and Intern Isaac  
9 Anzlovar. *A motion to excuse Travis Harris and Devin Smith was made by Theo Leonard and*  
10 *seconded by Debra Davis. Motion carried unanimously.*

11 **2. Set Agenda**

12 *The Commission agreed to set the agenda.*

13 **3. Review of Minutes**

14 *The Commission had no comments on the 01 May 2018 meeting minutes.*

15 **4. Announcements, Appointments, Awards, & Recognitions**

16 • **Planning Commissioner Application**

17 Historical Preservation Commissioner Pam Hawk submitted an application to fill the  
18 Planning Commission's open Citizen Alternate position. Hawk was at the meeting to  
19 answer any questions that the commission had. The Commission had no questions and  
20 asked Planner Temple to take their recommendation to the Mayor.

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

22 None.

23 **6. Public Appearances**

24 None.

25 **7. Business Requiring Open Hearing**

26 • **VAR-2018-001 Campbell Corner**

27 Planner Temple introduced Variance 2018-001 to the Commission. She explained that the  
28 variances is for a deviation from full street frontage improvements in light of the  
29 surrounding development. This variance would allow for the developers to build a 5 foot  
30 at grade concrete sidewalk with a swale curb. The developers would as well have to make  
31 improvements to the sidewalks that the line First and Second Street that are in between  
32 Floral and Columba Ave so the sidewalks stayed constant. Temple believes that this  
33 variance should be approved because it meets all of the requirements and the City Staff  
34 and other jurisdictions are with the variance.

35 Wayne Nelson and Gabe Gordon from Encompass Engineering and Surveying  
36 were present, representing the applicant along with Kevin Anderson who was  
37 representing the developer and landowner. Nelson explained that Temple's staff report  
38 was correct and the proposed variance by an engineering a design standard is equivalent  
39 to the required standards. He went on to say that the proposed variance minimizes the  
40 impact on the character of the neighborhood and the stream that flow on one side of the  
41 property.

42 The Commission was concerned about the stormwater. Nelson explained that  
43 what is being proposed is a swale curb with an at grade side walk and this could allow  
44 for the collection of storm water as well as make it more adaptive for snowplows and  
45 winter parking. Also the stormwater would flow into a drainage at floral.

1 The Commission also wanted more information about the curb on Floral Ave and  
2 to know about it's taper. Gordon explained that the taper is because of the topology of  
3 the current street, the curb tapers with the street.

4 Once all of the Commissioner's comments and questions were addressed the  
5 public comment section of the hearing was **opened at 6:39pm**. There was no public  
6 comments and the comment portion was **closed on 15 May 2018 at 6:10pm** and the  
7 commission went into deliberations. *A motion to approve VAR-2018-001 Campbell*  
8 *Corners was made by Theo Leonard and seconded by Debra Davis. Motion carried*  
9 *unanimously.*

10 **8. Unfinished Business**

11 • **Zoning Update**

12 Intern Isaac Anzlovar went over the zoning maps that were produced based off of the 01  
13 May 2018 Planning Commission meeting. The maps were supplied in the  
14 Commissioners packets. Temple also explained density options that would allow  
15 different types of development within the City.

16 **9. New Business**

17 None.

18 **10. Staff Report**

19 Temple reported that Comprehensive Plan Housing Element is about finished and BERK  
20 Consulting will have a draft to the commission in the next couple of weeks. Temple also  
21 explained that HLA Consulting is underway with the Transportation Elements. There will  
22 be a Transportation Open House coming up in the near future.

23 **11. Report of Committees**

24 None.

25 **12. Comments from Commissioners and/or Staff**

26 None.

27 **13. Adjournment**

28 *A motion to adjourn was made by Debra Davis and seconded by Theo Leonard. Motion*  
29 *carried unanimously. The meeting adjourned at 8:02 p.m. on 15 May 2018. The next meeting*  
30 *will be on Tuesday 05 June 2018 from 6:00 p.m. to 8:00 p.m.*