

City of Cle Elum
 Joint Study Session
 City of Cle Elum and Cle Elum Planning Commission
 March 1, 2021

Call to Order – Roll Call of Membership

The Study Session of the Cle Elum City Council and the Cle Elum Planning Commission was called to order by Mayor McGowan at 6:03 p.m. The Pledge of Allegiance was recited. The Roll was called. Members present for the Cle Elum City Council were Mayor McGowan, Matthew Lundh, John Glondo, Mickey Holz and Beth Williams. Members present for the Cle Elum Planning Commission were Gary Berndt, Pam Hawk, Matt Fluegge and Elizabeth Torrey. Other members present were City Administrator Robert Omans, City Planner Lucy Temple, and City Clerk Kathi Swanson.

Approval of the Meeting Agenda

A motion was made by John Glondo and seconded by Mickey Holz to approve the agenda as presented. The motion carried unanimously.

New Business

Gary Berndt, on behalf of the Planning Commission, reported Lucy Temple and Gregg Dohrn presented discussion guides to the Planning Commission at their last regular meeting, including the official zoning map, planning priorities, a draft Planning Commission work plan and potential new ways to approach items discussed by the Planning Commission that may come to the council. The Planning Commission has been working to put together meaningful time for a volunteer board to do the work of the City. There are excellent members on the Planning Commission that want to be sure they are doing the work the City needs to have done. The priorities that are set by the Mayor and council are important to the Planning Commission to be able to be on the same page as the City Council and Staff. This study session presents an opportunity to insure everyone gets the same information to move in the direction of doing the best job that can be done for the City.

Gregg Dohrn:

- Shared general observations regarding the potential population and business growth in the City, which could be significant. Emergency services, schools, increased traffic, Parks maintenance, utilities and other city services will be challenged. This includes growth and development within the city as well as around the City. There is a long list of planning related issues that will result in ordinances presented to council with recommendations from the Planning Commission. This is the time to make sure the Zoning Map and future Land Use Map are consistent with the city's vision and Comp Plan. Development regulations must provide the most up to date tools to deal with new development. There will be recommended revisions on how to process the increase in workload in land use permits and applications. The Planning Commission and City Council must work close with each other to ensure the processes are completed in the best possible way.
- Provided an overview of the Planning Commission Work Plan, which includes Planned Mixed Use development project management, updated development regulations, long range planning activities, Board and Commission work program implementation, regional planning activities, grant applications and management, special projects, including parks, brownfields, firewising, downtown revitalization, state mandated updates to the Comp Plan, updates to how the City Zoning Code is administered, providing affordable housing, and more. Mr. Dohrn recommended having joint study sessions on a regular basis, as there are additional planning activities that will come up during this process.

- Reported Title 14, which will come to Council to review and discuss, is an addition to the code, by ordinance, to update how the City's Development Regulations are administered. Title 14 will include the Zoning Map and the Zoning Code.
- Reported the County has approved a residential subdivision that includes property at the end of the airport runway. The developer is working with the City for a land exchange so the runway can be expanded.
- The setting of the planning priorities becomes an integral part of the budget planning.
- Recommended using a hearings examiner during the development processes.

Discussion:

- Matthew Lundh commented he would have liked to get the documents presented by Gregg Dohrn before the study session so he could review it; he has a lot of questions.
- Matthew Lundh asked why the planning commission saw this plan before the council, as it should have been brought to council for them to give direction to the planning commission. *Mayor McGowan responded the process is just starting out and must be developed for the plan to be brought to council. Continued discussions will take place to get this plan implemented.*
- Matthew Lundh asked what the planning budgetary impacts are as much of the planning expenses do not appear to be reimbursable. *Mayor McGowan will bring a budget itemization to a future meeting.*
- Lucy Temple stated the planning commission had already been working on a work plan prior to having Gregg Dohrn assist. It was fair to provide that Mr. Dohrn's work plan to the planning commission, so they did not duplicate work. She and Gregg Dohrn are working together to collaborate. Study sessions must be planned and well noticed.
- Mickey Holz suggested using an advisory board comprised of individuals such as Mayor McGowan, Gary Berndt and Ken Ratliff, who were all involved the Suncadia Development. They would offer a lot to the project.
- Matt Fluegge stated the planning commission has already reviewed most of the presentation from this meeting; but suggested the planning commission go back and prioritize, then bring that list back to council.


Mayor McGowan stated there will be another study session before the end of March, date to be determined later.

Motion to Adjourn.

The study session adjourned at 7:23 pm.



 Mayor



 Attest