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CITY OF CLE ELUM
PLANNING COMMISSION MEETING
Meeting Minutes
March 16, 2021 6:00

1. **Call to Order & Roll Call**

Commissioner Berndt called the meeting to order at 6:01pm. All Commissioners were present.

Set Agenda

Commissioner Hawk motioned and Commissioner Torrey seconded to set the agenda as presented. Motion passed.

2. **Review of the minutes**

Review minutes from February 16, 2021. Commissioner Torrey motioned and Commissioner Hawk seconded to accept the minutes as presented. Motion passed.

3. **Staff Report**

Staff yielded their time in light of full agenda.

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

None.

5. **Public Appearances**

None.

6. **New Business**

a. **Draft 2021 Planning Commission Work Program – Gregg Dohrn**

Mr. Dohrn requested to review the work program at a later meeting because of potential changes based on the outcome from hearings on this agenda and whether there are any submittal for comprehensive plan amendments [due March 31]. Mr. Dohrn anticipates reviewing the work program at the Commission’s next meeting and then as needed and quarterly or as-needed thereafter.

b. **Future Land Use Map (FLUM) – Gregg Dohrn**

Planning consultant Gregg Dohrn introduced the Future Land Use Map and the iterative process the Commission can expect. Mr. Dohrn introduced the Future Land Use Map (FLUM), which is used to evaluate changes to the zoning map. The FLUM presented by Mr. Dohrn is what is in effect today and stated that there are planned changes. Discussion will ultimately be provided to the City Council for adoption.

The FLUM shows a mix of industrial, commercial, and residential along First Street. Mr. Dohrn asked if the City’s vision is to have residences next to industrial and commercial or whether that area would be additional industrial and commercial.

Discussion included foreseeable future development of the First Street corridor, planning for more attractive downtown entrances, rezoning some of the industrial areas away from downtown, developing downtown “gateways”, and different levels/types of commercial zoning.

Mr. Dohrn asked for the Commission’s thoughts on the future of Second Street, particularly on the south side. Discussion ensued regarding potential commercial zoning along West Second Street

1 Commissioner Berndt asked how the Commission could develop a set of
2 recommendations to be the most productive. Mr. Dohrn responded that after each
3 Commission discussion, revised maps with notes will be presented to the Commission
4 for follow-up discussion.

5 Official Zoning Map (OZM) – Gregg Dohrn

6 The agenda did not allow time for this agenda item.

7 **7. Business Requiring Open Hearing**

8 a. Joint Public Hearing on Shoreline Master Program Periodic Update – City/Ecology

- 9 • City consultant Josh Kubitza of AHBL presented a PowerPoint introducing
10 proposed changes to the Shoreline Master Program (SMP).
- 11 • Commissioner Torrey recused herself since she is an agency representative for the
12 Washington Department of Fish & Wildlife (WDFW) who submitted comments.
13 Commissioner Torrey muted her microphone and did not participate in the
14 discussion.
- 15 • Commissioner Berndt opened the public hearing at 7:16pm.
- 16 • Testimony was taken from Jennifer Nelson from WDFW who made the
17 Commission aware that the agency submitted comments on the SMP earlier in the
18 day. Commissioners should be aware of the draft online Habitat and Species
19 Maps and channel migration maps. Encourage city to incorporate and implement
20 best available science of the WDFW proposed aquatic area protection.
- 21 • Public comment portion of the hearing was closed at 7:22pm.
- 22 • Discussion of the SMP and proposed changes and how the WDFW comments
23 might alter the draft SMP as presented to the Commission. AHBL added that the
24 WDFW comments do add some complexity to the process which has already been
25 presented to the public through the hearing notices and the SEPA process.
- 26 • The Ecology checklist includes the best guidance and state law updates that the
27 City is required to include. If the discussions with the Ecology based on WDFW
28 changes require additional changes to be made would result in a schedule change
29 that would delay the City's adoption of the WDFW proposed changes.
- 30 • Chelsea Benner of Ecology informed the Commission that the joint comment
31 period ends on March 3, 2021. Once the comment period is over, the comments
32 are formally responded to and the comments and drafts are submitted to Ecology.
33 If amendments are added to the draft that was circulated, the City can bring the
34 SMP review back to the Commission at their discretion. Ms. Benner highlighted
35 the complete timeline of the review, approval, and appeals process. After the June
36 30, 2021 deadline all work must be paid for by the City.
- 37 • The City could cover the amendment in a locally-initiated amendment at any
38 time.
- 39 • Public hearing was closed at 7:48pm and Commissioner Berndt asked the
40 Commission for action on how to move forward.
- 41 • Ecology needs comments and the proposed SMP to be submitted within 30 days
42 of the close of the joint public comment period, which allows time for AHBL to
43 present a high-clip assessment of how WDFW SMP comments would change the

1 scope, schedule, and budget of the project, which has a June 30, 2021 deadline
2 requirement.

- 3 • Commissioner Berndt asked for a motion to continue the discussion of the SMP
4 action to the April 6th meeting where the Commission will hear from AHBL on
5 extent of SMP comments and how the process might change accordingly.
6 Commissioner Graham moved and Commissioner Hawk seconded. Motion
7 passed.

8 b. Public Hearing on Critical Areas Ordinance Update – City

- 9 • City consultant Josh Kubitzka of AHBL presented a PowerPoint introducing
10 proposed changes to the Critical Areas Ordinance (CAO).
- 11 • Commissioner Torrey remained recused during this portion of the meeting since
12 she is an agency representative for WDFW who submitted comments on the draft
13 CAO. Commissioner Torrey’s microphone remained muted and she did not
14 participate in the discussion.
- 15 • Commissioner Berndt opened the public hearing at 8:12pm.
- 16 • Testimony was taken from Jennifer Nelson from WDFW who made the
17 Commission aware that there are other critical areas besides Crystal Creek. Ms.
18 Nelson stated that the riparian protection area should be no less than 100 feet and
19 should be based on the height of trees used horizontally within the riparian zone.
- 20 • Public comment portion of the hearing was closed at 8:16 pm.
- 21 • The Commission and staff discussion included how the proposed changes would
22 impact the process. Staff provided an overview of how the SMP and CAO are
23 different, and how they may overlap, in addition to why the City chose to run the
24 SMP/CAO processes simultaneously.
- 25 • The discussion of the WDFW comments surrounded the Site Potential Tree
26 Height (SPTH) rather than standard stream buffers.
- 27 • Public hearing was closed at 8:56 pm and Commissioner Berndt asked the
28 Commission for action on how to move forward.
- 29 • Commissioner Hawk made a motion to continue the discussion of the proposed
30 CAO to the next Commission meeting on April 6th, 2021. Staff and consultants
31 will provide WDFW comments and proposed recommended changes.

32 **8. Unfinished Business**

33 None.

34 **9. Report of Committees**

35 None.

36 **10. Commissioner Comments and Discussion**

37 Deliverables for the next meeting: SMP – AHBL will assess how comments might be
38 addressed reasonably to reach a Commission decision for recommendation to City
39 Council, and CAO – AHBL will assess how WDFW comments might be addressed
40 reasonably and how that might change the scope, schedule, and budget for the project.

41 **11. Adjournment**

42 *Commissioner Fluegge motioned and Commissioner Hawk seconded to adjourn the*
43 *meeting at 9:02pm. Next regular meeting Tuesday, April 6, 2021, 6:00 pm.*