

CITY OF CLE ELUM  
PLANNING COMMISSION MEETING  
**DRAFT - Meeting Minutes**  
August 17, 2021      6:00pm      Hybrid Meeting

1  
2  
3  
4  
5  
6 **1. Call to Order & Roll Call**

7 Chair Berndt called the meeting to order at 6:00pm. Commissioner Graham was absent.  
8 Commissioner Torrey motioned and Commissioner Fluegge seconded to not excuse  
9 Commissioner Graham for the absence.

10 Commission members present: Chair Berndt, Commissioner Torrey,  
11 Commissioner Peterson, and Commission Fluegge

12 Commission members absent: Commissioner Graham

13 Staff present: Meagan Hayes and Gregg Dohrn

14 *The regular meeting of the Planning Commission on August 3, 2021 was unable to*  
15 *proceed as scheduled due to unexcused absences. Chair Berndt and Commission Torrey*  
16 *were present for the meeting, but a quorum was not established there for not business*  
17 *could be completed. It is hereby noted for the record that Commissioners Peterson,*  
18 *Fluegge and Graham were not in attendance to the regularly scheduled meeting. It was*  
19 *noted for the record that the commission should consider further amending the Rules and*  
20 *Procedures of the Planning Commission to address how-to accurately document*  
21 *absences that prohibit the establishment of a quorum. The bylaws will be addressed at a*  
22 *future meeting.*

23 **2. Set Agenda**

24 A motion was made by Commissioner Torrey and seconded by Commissioner Peterson  
25 to accept the agenda as presented; none opposed. The motion carries and the agenda is  
26 set.

27 **3. Adoption of Minutes**

28 Review of the minutes from July 22, 2021 was postponed until the next regular meeting.

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

30 Larry Stauffer: Stauffer made note that previous requests for amendments to the code  
31 have not been completed. *Chair Berndt noted that this was an agenda item and can be*  
32 *readdressed further in the meeting.* The request was recalled and addressed by staff.  
33 Stauffer requested that Planning Commission agendas be made available earlier for the  
34 public.

35 Jim Eidenberger: Eidenberger shared concerns regarding traffic within the City,  
36 indicating primary concerns being 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Streets. Eidenberger shared additional  
37 concerns that the increased traffic from City Heights will increase this issue and is cause  
38 for concern. Eidenberger additionally indicated that the proposed rezone along 3<sup>rd</sup> Street  
39 from single-family residential to multiple-family residential will again increase this issue.  
40 Eidenberger offered both verbal testimony and submitted written comments for the  
41 record and are attached herein as Exhibit A.

42 Stanley Smith: Smith shared with the Planning Commission that he owns three buildings  
43 in the downtown core and was just attending the meeting to listen. Smith received notice  
44 of the proposed zoning changes and attended the meeting due to his concerns regarding  
45 the overall proposal, stating that there is nothing wrong with change as long as there is  
46 thought in it.

1 **5. Staff Report**

2 Dohrn briefly introduced Meagan Hayes, Planning Consultant, to the Planning  
3 Commission. Dohrn and Hayes will be in Cle Elum on Wednesday, August 18 to meeting  
4 with City staff to discuss procedures and active projects. Dohrn reported that  
5 approximately 1,400 direct mailers were issued regarding the proposed changes to the  
6 proposed Future Land Use Map and Official Zoning Map that the Planning Commission  
7 has been working on. Most responses to the letters thus far have been inquiries versus  
8 direct comments of opposition or support. A compiled report of all inquiries and  
9 comments will be presented to the Planning Commission at the next regular meeting of  
10 the Planning Commission. The due date for comments is September 2, 2021, and a public  
11 hearing has been scheduled for the Planning Commission on September 7, 2021. Dohrn  
12 also reported that a Notice of Application for the Major Modification for 47 Degrees  
13 North (previously Bullfrog Flats) has been issued. Numerous comments have been  
14 received thus far and will be compiled for the Planning Commission. The due date for  
15 comments is August 27, 2021. Dohrn ended his report with an update to the City Heights  
16 project, indicating that there have been ongoing violations and concerns regarding the  
17 Forest Practices Act. Dohrn reported that there have been multiple meetings with the  
18 various state agencies to determine next best steps to address these violations.

19 **6. Unfinished Business**

20 a. Planning Commission Discussion and Recommendation on New Title 14  
21 Administrative Provisions – Gregg Dohrn

- 22 i. Dohrn presented the four new chapters for Title 14 that govern and/or affect  
23 the administration of the City Municipal Code. Chapter 14.10 includes the  
24 administration of the Title; Chapter 14.20 includes the definitions of the Title;  
25 Chapter 14.30 includes the application processing procedures for the Title;  
26 and Chapter 14.40 includes the environmental review procedures. Again, the  
27 effort of this project is to compile resources that are currently spread  
28 throughout the code and bring them to one title, offering ease of use and  
29 accessibility.
- 30 ii. Chapter 14.30 is currently slated as a top priority from the City Council. The  
31 City Council has requested expedited consideration and review of this Chapter  
32 by the Planning Commission to further enable clear application processing  
33 procedures.
- 34 iii. Commissioner Torrey indicated identified recommended revisions to Chapter  
35 14.10 and recommended bifurcating the Title.
- 36 iv. A motion was made by Commissioner Torrey and seconded by Fluegge to  
37 recommend that the Cle Elum City Council adopt Chapter 14.30 with minor  
38 revisions as discussed and table Chapters 14.10, 14.20, and 14.40 until a  
39 future meeting; none opposed. Motion carries. Staff will present the  
40 recommendation to the City Council at the next regular meeting.

41 b. Public Review Draft Comprehensive Plan Policy Amendments – Gregg Dohrn

- 42 i. Dohrn presented the draft Comprehensive Plan policy amendments which  
43 include necessary revisions to follow suit and maintain compliance with the  
44 proposed Future Land Use Map as developed by the Planning Commission.

1 The intent of these proposed changes are to ensure consistency between the  
2 proposed maps and the goals and policies of the Comprehensive Plan.

- 3 ii. Commissioner Torrey presented minor revisions to New Policy H. Chair  
4 Berndt confirmed that this information will be made available for public  
5 review and comment; Dohrn confirmed it would be.
- 6 iii. A motion was made by Petersen and seconded by Torrey to accept the draft  
7 Comprehensive Plan policies with revisions; none opposed. Motion carries.  
8 Staff will present this final document again during the final review and  
9 hearing proceedings.

10 **7. New Business**

11 None scheduled.

12 **8. Commissioner Comments and Discussion**

13 Commissioner Torrey offered perspective based from comments received from citizenry.  
14 First, Commissioner Torrey encouraged the public to submit comments in written format  
15 alongside verbal comments so Planning Commission may better understand the concerns  
16 and requested the public submit suggestions to the City Code to offer potential safety  
17 concerns. Second, Commissioner Torrey offered insight on the importance of multi-  
18 family housing, and shared personal experience that the unaffordable housing market  
19 within the community.

20 Commissioner Petersen offered additional testimony to the 3<sup>rd</sup> Street traffic and stated  
21 safety concerns.

22 Commissioner Fluegge requested maps for the final draft Future Land Use Map and  
23 Official Zoning Map; Hayes confirmed these are available online.

24 Chair Berndt offered final comments regarding growth in the City of Cle Elum, stating  
25 that the city feels this growth. Chair Berndt indicated that this growth speaks highly of  
26 the need for smart growth, and where to accommodate growth. Chair Berndt shared the  
27 per-capita income in Kittitas County, pointing towards the need for affordable housing in  
28 the community.

29 **Adjournment**

30 Commissioner Berndt called for a motion to adjourn. A motion was made by Fluegge and  
31 seconded by Torrey to adjourn the regular meeting of the Cle Elum Planning  
32 Commission at 7:16 pm; none opposed. Meeting adjourned.

33  
34 Next meeting of the Cle Elum Planning Commission is scheduled for September 7, 2021  
35 at 6:00 pm.