

CITY OF CLE ELUM
PLANNING COMMISSION MEETING
DRAFT - Meeting Minutes

February 1, 2022 6:00pm Zoom Meeting

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

7 Chair Berndt called the meeting to order at 6:02pm.

8 Commission members present: Chair Berndt, Commissioner Torrey,
9 Commissioner Kurtz, and Commission Fluegge

10 Commission members absent: None

11 Staff present: Meagan Hayes

12 **2. Set Agenda**

13 A motion was made by Commissioner Berndt and seconded by Commissioner Torrey to
14 accept the agenda with the follow amendments: removal of item 4(a) and item 7(a); none
15 opposed. The motion carries and the agenda is set.

16 **3. Adoption of Minutes**

17 A motion was made by Commissioner Fluegge and seconded by Commissioner Kurtz to
18 approve the January 18, 2022, meeting minutes as presented; none opposed. Minutes
19 approved.

20 **4. Staff Report**

21 a. Mr. Larry Stauffer code amendment request – update from Designated City Planner
22 and Mayor

23 i. *This item was stricken from the agenda as requested by the Commission. At*
24 *the time this agenda was developed, it was anticipated that direction and*
25 *guidance would be provided; however, formal guidance and direction was not*
26 *available at the time of the meeting. The Designated City Planner will be at*
27 *the next regular meeting to provide a comprehensive staff report.*

28 b. Meagan Hayes (provided at the end of the meeting)

29 i. Planning Consultant Meagan Hayes shared support to the Planning
30 Commission, staff, the City Council, and the mayor. Mrs. Hayes offered
31 additional information regarding that the limitations to current staffing and the
32 incoming project applications that require excess staff time behind the scenes.
33 Mrs. Hayes shared that the City will be advertising the City Planner position
34 in the coming weeks and the goal is to hire the new full-time Planner as soon
35 as possible.

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

37 Beverly Kluth, 101 Forrest Lane, Cle Elum, WA

38 Ms. Kluth provided testimony regarding the proposed ordinance change as submitted by
39 Mr. Larry Stauffer. Generally, Ms. Kluth offered formal support of the proposed
40 amendment. Ms. Kluth added that while she recognizes the need for affordable housing.

41 Christina Frankenfield, 317 S. 2nd St., Roslyn, WA

42 Ms. Frankenfield offered support regarding the proposed ordinance/code amendment as
43 submitted by Mr. Larry Stauffer. Mr. Frankenfield provided additional testimony,
44 offering support of homes on single parcels and offered concerns regarding vested
45 interest by mobile home community residents and concerns regarding property tax
46 valuation and assessment.

1 David & Kathy Gusdorf, 841 Kokanee Loop, Cle Elum, WA

2 Mr. and Mrs. Gusdorf offered support related to Mr. Larry Stauffer's proposed code
3 change/ordinance. Generally, Mr. and Mrs. Gusdorf stated that they are in support of
4 affordable housing but stated it must be done right. Concerns about infrastructure,
5 schools, and medical care were shared with the commission.

6 Larry Stauffer, 2661 Lower Peoh Pt. Rd., Cle Elum, WA

7 Mr. Stauffer first called out the change to the agenda as what motioned by the
8 Commission at the beginning of the meeting. Mr. Stauffer stated that multiple people
9 were in attendance solely to the anticipation that the conversation regarding Mr.
10 Stauffer's submitted code change would be discussed, and he felt the conversation was
11 being "kicked down the road" again. Mr. Stauffer shared that he anticipated the mayor
12 would be killing this agenda item. Mr. Stauffer informed the commission and the public
13 that he submitted this request 12/13/2021 and he feels this item continues to not be
14 addressed and requests the commission discuss this and determine next steps. Mr.
15 Stauffer shared concerns about the legitimacy of the business of the City given the lack of
16 agenda items and requested that the commission take the time to review his submitted
17 code amendment. Mr. Stauffer stated directly that he did not believe that the actions were
18 appropriate and that the public taking time out of their schedules and their evenings
19 without the agenda being following was inappropriate.

20 Additional comment added at the end of the meeting:

21 Mr. Stauffer shared that he has hired an attorney to write a letter to offer a legal
22 interpretation of the suggested code change he submitted. He stated that the
23 ordinance amendment request is time sensitive and that it will be too late
24 eventually to make this change. He requested that the Commission take into
25 consideration that the timing is very important to get this done.

26 Ingrid Vimont, 291 Nelson Creek Road, Cle Elum, WA

27 Ms. Vimont shared that she was recently elected to the Hospital District. She shared
28 experiences she has regarding home loss and her personal interest in building healthy and
29 safe communities. Mr. Vimont shared that she is in support of the proposed prohibition of
30 mobile home parks within the City as submitted by Mr. Larry Stauffer. Ms. Vimont
31 stated she supports the placement of mobile home parks in more rural areas of the
32 community. Ms. Vimont submitted additional testimony for the record which is herein
33 attached and incorporated by reference.

34 Mark Stone, 212 Sagebrook Lane, Cle Elum, WA

35 Mr. Stone shared his beliefs that any dwelling on leased land is not a permanent home
36 that builds equity for the owners or for the community. Mr. Stone shared that he believed
37 the overwhelming scale of 47 Degrees North is too large for the community. Mr. Stone
38 shared statistics regarding the average percentages of mobile home communities across
39 the county. Mr. Stone shared additional comments and notes from the previous City
40 Council meeting where the 47 Degrees North project proponents provided a presentation.
41 Mr. Stone submitted additional testimony for the record which is herein attached and
42 incorporated by reference.

43 Jake Koskela, 22 Eagle Crest Court, Cle Elum, WA

44 Mr. Koskela offered support of Mr. Stauffer's submitted code change. Mr. Koskela
45 shared that he thought of Cle Elum as a "dying breed" of a City and that it would be a
46 shame to lose that character by lettering Wall Street get their way with 47 Degrees North.

1 Mark Winward, 100 Black Nugget Lane, Cle Elum, WA

2 Mr. Winward shared endorsement of Mr. Larry Stauffer's code change suggestion. Mr.
3 Winward shared concerns about future traffic congestion to the City and would degrade
4 the feel of Cle Elum.

5 Phil Hess, 4650 Airport Rd., Cle Elum, WA

6 Mr. Hess offered support to creating and maintaining a fire-resistant forest in our
7 community. Mr. Hess shared that the UGA is destined to become urban development
8 over time, and our goal is to maintain the green forested landscape we all appreciate and
9 pass on a healthy forest to future generations. Mr. Hess strongly encouraged that the City
10 follow through with the interlocal agreement between the City and the County to address
11 growth management issues between the City and the County, ordinance 1620. Mr. Hess
12 submitted additional testimony for the record which is herein attached and incorporated
13 by reference.

14 Beth Marker,

15 Ms. Marker, as it relates to mobile home parks in the City Limits, supported the
16 suggested code change to prohibit these types of developments within the City of Cle
17 Elum. Ms. Marker shared perspective that mobile home parks do not contribute to the
18 City in a way that she would like to see.

19 *Additional comments submitted via email or in writing are herein attached and*
20 *incorporated into the record by reference.*

21 *All messaging from the Zoom meeting is herein attached and incorporated into the*
22 *record by reference.*

23 **6. Unfinished Business**

24 a. Critical Areas Ordinance Review

- 25 i. *This item was stricken from the agenda as requested by the Commission. At*
26 *the time this agenda was developed it was anticipated that there would be an*
27 *updated draft to present; however, the draft was not completed in time to*
28 *present to the Commission. Staff will proceed with revisions with intent to*
29 *prevent at the next regular meeting.*

30 **7. Next Meeting Agenda Development**

- 31 a. The next agenda will include a comprehensive staff report from Mr. Gregg Dohrn
32 and an update to the Critical Areas Ordinance.

33 **8. Commissioner Comments and Discussion**

34 a. Chair Berndt – WUI Updates

- 35 i. Chair Berndt shared a brief update of a new planning project with a focal
36 point of making the community more fire resilient. WUI is known as the
37 Wildland Urban Interface, “where the homes meet the trees” and offered
38 kudos to Mr. Phill Hess regarding his interest in pushing this committee
39 forward.

40 b. Chair Berndt – Hanson Pond Update

- 41 i. No update provided and no meeting has been scheduled. No large progress
42 update was provided.
43 ii. Commissioner Torrey clarified that he participation is due to her position
44 with the State and not on behalf of the Planning Commission.
45 iii. Chair Berndt stated that he will not be putting this update on the agenda
46 unless there are any more specific updates.

1 **9. Commissioner Comments and Discussion**

2 a. Chair Berndt (provided immediately following public testimony):

3 In follow up to the comments received, Chair Berndt offered recognition to
4 the frustration the community shared regarding the process and stated that he
5 would do his best to be as clear as possible through the process. He stated that
6 one of the most important things we have to get done is the Critical Areas
7 Ordinance that the City Council sent back to the Commission to get done.

8 b. Commissioner Torrey (provided immediately following public testimony):

9 Commissioner Torrey shared with the Commission and the public the
10 limitations of the Planning Commission when the Designated City Planner is
11 not in attendance to these meetings. She shared that the Commission is greatly
12 limited because of this and she shared her general concern and dissatisfaction
13 formally for the record. Commissioner Torrey wanted to stress the importance
14 of the Open Public Meetings Act and clarified for the public that there were
15 no conversations occurring “behind the scenes” and

16 c. Commission Fluegge (provided immediately following the public testimony):

17 Commissioner Fluegge echoed the concerns shared by Commissioner Torrey.
18 Mr. Fluegge also shared concerns regarding legal limitations and potential
19 legal ramifications to decisions being made within the Commission meetings.

20 d. Commissioner Kurtz (provided immediately following the public testimony):

21 Commissioner Kurtz shared the same frustrations that Commissioner Torrey
22 and Commissioner Fluegge originally shared. Commissioner Kurtz stated that
23 is “saddened” her when she listens to Mr. Stauffer attends with requests and
24 feels that he is leaving these meetings feeling unheard and disregarded.
25 Commissioner Kurtz stated that she, too, leaves these meetings feeling
26 disheartened and requested that Mr. Stauffer bear with us (commission)
27 because they are doing their best.

28 **10. Adjournment**

29 Chair Berndt called for a motion to adjourn. A motion was made by Fluegge and
30 seconded by Torrey to adjourn the regular meeting of the Cle Elum Planning
31 Commission at 7:25 pm; none opposed. Meeting adjourned.

From: [Meagan Hayes](#)
To: clfrankenfield@gmail.com
Cc: [Kathi Swanson](#); [Planning](#)
Bcc: [Gary Berndt](#); [Greg Dohrn](#)
Subject: RE: Written Statement to accompany verbal comment in Feb 1, 2022 meeting
Date: Thursday, February 3, 2022 5:55:00 PM
Attachments: [RE CEMC Code Additions.msg](#)

Good evening,

Thank you for submitting your written comments. They will be attached to the minutes for the record.

I understand your misunderstanding - unfortunately there seems to be a lot of it going around right now as the public enters local government planning efforts. As I stated in the meeting, the "ordinance" folks within the meeting were referencing does not exist. What the City received was suggested language to incorporate into the Cle Elum Municipal Code. The process for revising development regulations is quite complex, as I have explained on numerous occasions. Such revisions are governed by local and state law and require review, consideration, public hearing, notice to the state, and final adoption to the council. The suggestion code language was no where near the "ordinance" phase, as it was still being reviewed by the commission.

What was "removed" from the agenda was the staff update on the suggested language. It seems that the public understanding regarding this language was that the item was at the public hearing phase, which is not the case. All public hearings for the Planning Commission are duly advertised within the paper or record and the city website.

Please let me know if you have any additional questions, and I hope the above helps clear things up a bit. I attached the submittal to this email for your information. As you can see this is not an ordinance - it is simply a language request which has yet to be fully considered.

I hope you have a great rest of your evening.

Thank you,

Meagan Hayes, CFM
Planning Consultant for the City of Cle Elum, Washington
E: mhayes@cleelum.gov

-----Original Message-----

From: Gmail <clfrankenfield@gmail.com>
Sent: Tuesday, February 1, 2022 7:34 PM
To: Planning <planning@cleelum.gov>
Subject: Written Statement to accompany verbal comment in Feb 1, 2022 meeting

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Cle Elum Planning Commission:

I'd like to go on record to state my support for the proposed ordinance change regarding mobile home parks within city limits presented by Larry Stauffer. Homes on single lots are the general design for Upper Kittitas County. Mobile or trailer parks do not fit the image or sense of community for upper county. Since the property in a park is not owned by the resident, there is no vested interest in the community for which the resident lives. Resale value is linked to property, and trailers and mobile homes only depreciate in value over time. It is not a good fit for the betterment of our community. Also, since the trailer/mobile home park property will be taxed as large parcels instead of single lots for homes, the City of Cle Elum will not collect tax revenue proportionate to the number of new residents, leaving UKC property owners to pay for the increased costs of the increased use of resources and public services.

If the City does not accept the proposed ordinance revision to prevent mobile home and trailer parks in the city, I will be very interested in the City of Cle Elum's written plan for funding the additional cost for the increase in resources and public services that will be necessary for Upper Kittitas County residents.

In addition, I am confused by Megan Hayes statement at tonight's meeting that the proposal has been removed from discussion. I'm unclear what was meant by that statement, as Mr Stauffer said he submitted the proposal to change the ordinance on Dec 13, 2021, and it was Agenda item IV at tonight's meeting.

I am extremely hopeful that the agenda item regarding the propped change to the ordinance submitted by Larry Stauffer will actually be discussed in an official capacity at the next Planning meeting. The addition of giant mobile home parks in the City of Cle Elum affect all residents of UKC as we all share the same resources and services.

Christine Frankenfield
317 S 2nd St
Roslyn WA 98941

Information/
presentation
received
from Ingrid
Vimont,
CEPC 2-1-22

Coordinated Growth for Upper Kittitas County



1

MISSION:

Create an integrated, safe,
healthy Upper Kittitas County
for Bullfrog Flats (AKA: Sun Communities)
and future developments in
the Cle Elum UGA

2

Coordinated Planning Leads to Avoiding Tragedy

□ Planning Coordination:

- Regional Fire Authority—development essential
- Local planners & council—elected to serve the community for current and future generations
- Road systems—multiple evacuation routes & wide enough for fire equipment
- Fire services—enough equipment & infrastructure and staff to support population forecast
- EMS—enough equipment and staff to support population forecast

3

Lessons Learned: Paradise California “Camp Fire” 2018

- Here's how Paradise ignored warnings and became a deathtrap: [Paradise Fire: Warnings and predictions ignored](#)
- *A Los Angeles Times investigation found that Paradise ignored repeated warnings of the risk its residents faced, crafted no plan to evacuate the area all at once, entrusted public alerts to a system vulnerable to fire, and did not sound citywide orders to*
- In the aftermath of the Camp fire — 86 dead, more than 13,900 homes destroyed, and [Paradise decimated](#) — local and state officials said the tragedy was unforeseen and unavoidable, an “unprecedented” monster of fire.

4

Paradise “Camp Fire” Predicted by planners predicted

- [Paradise mobile home park post-Camp Fire 2018 video](#)
- *The 2005 state fire management plan for the ridge, developed in consultation with some of those same Paradise planners:* “Heavy fuel loads, steep terrain, poor access and light flashy fuels create severe fire hazards. The increased population in this area creates a high potential for catastrophic life and property loss.”

5

Coordinated Planning Leads to Preventing Tragedy

- Developers started with what had been gold mine trails and then apple orchard roads to pave a street system that **maximized buildable space** the way blood vessels branch into capillaries.
- In the aftermath of the Camp fire — 86 dead, more than 13,900 homes destroyed, and [Paradise decimated](#) — local and state officials said the tragedy was unforeseen and unavoidable, an “unprecedented” monster of fire.
- In truth, the destruction was utterly **predictable**, and the community's struggles to deal with the fire were the result of lessons **forgotten** and warnings **ignored**.

6

Summary: Forest Fire is Impending Threat for Cle Elum

- Coordinate planning that utilized all lessons learned from similar "at risk" towns
 - Controlled growth planning
 - Infrastructure planning:
 - Fire services
 - EMS
 - Roads/Evacuation routes with no dead-ends
- Development that meets needs and risks of Cle Elum
- Regional Management Authority: Fire, EMS, Hospital, Water, Roads, School, Services, etc.

February 1, 2022

City Planner
119 West First Street
Cle Elum, WA 98922

Re: The following is a written version of a statement made by me during the February 1, 2022 Planning Commission meeting.

A dwelling of any type on leased land is not permanent homeownership that builds equity and stability for families and the community. 47DegreesN includes more than 500 of such homes in a city which currently has about 1,300 households.

Homeownership rates in the county, state and the U.S. are all at 60% or above. Cle Elum is currently below 52%. Supporting projects like 47DegreesN will push that dramatically in the wrong direction.

Mobile homes as a percentage of the housing stock in the county, state and U.S. are all at about 7%. 47DegreesN would put Cle Elum in the 30-40% range and that does not include the proposed 680 vehicle RV Resort. That is not a diverse mix as called for in the City's Comprehensive Plan. It is going all in on the one housing type that the plan suggests should be limited.

I don't believe this is a responsible plan for growth and I support the proposed ordinance change to stop new mobile parks within the city.

Thank you for your attention and service.

Mark R. Stone
212 Sagebrook Lane
Cle Elum, WA 98922

From: [Planning](#)
To: [Meagan Hayes](#)
Subject: FW: Ordinance Change
Date: Friday, February 4, 2022 6:39:15 AM

From: Freida Ellison <freidamarie@msn.com>
Sent: Thursday, February 3, 2022 10:58 PM
To: Planning <planning@cleelum.gov>
Subject: Ordinance Change

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I support the proposal to change the City Code to not allow mobile/manufactured home developments, such as the one Sun Communities will be resubmitting to the City Council and City Planning Commissioners in the near future.

Although I reside in Roslyn, these types of developments have far reaching negative impacts on all of Upper Kittitas County.

And just for the record, both your mayor and your City planner should be ashamed of themselves. If I lived in Cle Elum I would be organizing to recall your Mayor and fire your city planner.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Zoom Messages; Cle Elum Planning Commission, 2-1-22

From City of Cle Elum to Everyone 06:02 PM

Good evening all, I am muting participants as they join the meeting to limit any feedback/audio issues.

From beverly kluth to Everyone 06:04 PM

Who is the designated city planner?

From City of Cle Elum to Everyone 06:05 PM

Thank you for the question. The Designated City Planner is Gregg Dohrn.

From City of Cle Elum to Everyone 06:19 PM

Please email written testimony to: planning@cleelum.gov

From beverly kluth to Everyone 06:20 PM

Thank you, Commissioner Torrey.

From Elizabeth Torrey to Everyone 06:20 PM



From Me to Everyone 06:39 PM

<https://www.pbs.org/wgbh/frontline/article/camp-fire-by-the-numbers/> Paradise fire link

<https://www.latimes.com/local/california/la-me-camp-fire-tictoc-20181118-story.html> Paradise decimated

Link to vide of mobile home park completely burned: <https://youtu.be/eaEbeCQfo7o>

From City of Cle Elum to Everyone 06:45 PM

Thank you, Ingrid, for sharing with the Commission and the public.

From Me to Everyone 06:55 PM

Where is the paid City Planner/consultant? Why has that person not been at the Planning meetings?

From Mark Winward to Everyone 06:55 PM

You would think they would be here..

From Phil Hess to Me (Direct Message) 06:56 PM

Excellent -- Thank you!

From City of Cle Elum to Everyone 06:58 PM

Ingrid, I am one of the Consultants and have been attending. Gregg Dohrn has been overwhelmed with the long range planning efforts, i.e. City Heights, and while he tries his best, he has been unable to attend due to an overwhelming meeting and work schedule. I have been tasked with keeping the

Planning Commission moving along, but am at the will of direction from the Planner and the mayor. I will work very hard between now and the next meeting to have a comprehensive report available for the Commission and the public. We are strapped by projects and are eager to have a full time planner back on board.