CITY OF CLE ELUM

PLANNING COMMISSION MEETING

**DRAFT -** Meeting Minutes

April 5, 2022 6:00pm Hybrid Meeting

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

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

Commission members present: Chair Berndt, Commissioner Torrey, and Commissioner Kurtz

Commission members absent: Commissioner Fluegge (excused)

Staff present: Meagan Hayes and Gregg Dohrn

1. **Set Agenda**

A motion was made by Commissioner Torrey and seconded by Commissioner Kurtz to accept the agenda as presented; none opposed. Motion carries and the meeting agenda is set.

1. **Adoption of Minutes**

A motion was made by Commissioner Kurtz and seconded by Commissioner Torrey to approve the March 15, 2022; meeting minutes as presented; none opposed. Minutes approved.

1. **Staff Report**
   1. Mr. Gregg Dohrn, Designated City Planner
      1. Appointment of Planning Commissioners
         * Mr. Dohrn reported that he has spoken with the Mayor regarding the open seats on the Planning Commission. He has been informed that there is one applicant that appears to be highly qualified whom also lives within the city limits.
         * Appointments are made by the Mayor with confirmation by the City Council. It is anticipated updates will be made available after the next City Council meeting.
      2. Update to City Planner Position
         * Mr. Dohrn reported that an expression of interest for the position has been received; however, the candidate shared concerns about being able to find affordable housing the area to enable his move.
         * No formal applications have been received to the date.
      3. Ongoing Development Agreements
         * Cle Elum Pines West Development
           1. The project sponsor is currently working through closing out the development agreement.
         * City Heights Development
           1. It is anticipated that clearing and grading activities for Phase 1 will commence this week.
           2. A Notice of Application for Phase 2 has been issued. Those on the mailing or email notification lists have been notified and the legal ad will be published in the paper of record on Thursday.
           3. The Notice of Application is the only opportunity for the public to formally submit comment given the decision of the arbitrator and the nature of the existing Development Agreement. The public is encouraged to engage at this time.
           4. After the public comment period, the application will be reviewed for consistency with the original Development Agreement and the Environmental Impact Statement. Future steps will be clarified as the development progresses.
         * Sun Communities/47 Degrees North
           1. Mr. Dohrn stated that it is understood that an application is currently underway, although it is expected to be a way out before anything is received. Updates will be provided as they become available.
2. **New Business**
   1. 2022 Comprehensive Plan Docketing
      1. Initial introduction
         * Mr. Dohrn presented the received 2022 docket items
           1. Docket 2022-001: Fire Wise

A docket application was submitted to improve upon fire safety measures throughout the community.

* + - * 1. Docket 2022-001: Affordable Housing

A docket application was submitted to address recent legislative changes to the Growth Management Act, specifically, Cities and Counties are now required to plan for affordable housing.

* + - * Generally, the docket applications received will be fully presented at the next regular meeting of the Planning Commission for consideration. In addition, a schedule will be presented that outlines the workload and progression of the amendments to the Comprehensive Plan during this docket cycle.

1. **Unfinished Business**
   1. Draft Critical Areas Ordinance and Administrative Checklist
      1. The Critical Areas Ordinance and Administrative Checklist were tabled for the current meeting due to the appeal of the County’s Critical Areas Ordinance.
      2. Staff anticipates necessary revisions, if applicable, will be available at the next regular meeting and the Commission will be able to proceed in their development and review of the Critical Areas Ordinance.
2. **Next Meeting Agenda Development**
   1. The next agenda will include:
      1. Ongoing review and consideration of the draft Critical Areas Ordinance
      2. Ongoing review and consideration of the Critical Areas Administrative Checklist
      3. 2022 Docketing Updates
      4. Staff report by Mr. Gregg Dohrn
3. **Citizen Comments on Non-Agenda Items (limited to 5 minutes)**

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

Mr. Larry Stauffer submitted written testimony to support his comments, attached hereto and incorporated by reference. Verbally, Mr. Stauffer shared that he chose not to submit a Docket Application due to his mistrust in the system and concerns that his submittal would open the Comprehensive Plan in a way that contradicted his efforts. Mr. Stauffer urged the Commissioners to review the Comprehensive Plan amendments closely as they are presented by staff, and shared concerns that the amendments to the Growth Management Act will be used, by staff, as a tool to further enable the 47 Degrees North Development.

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

Ms. Vimont shared, in addition to the concerns presented by Mr. Stauffer, statements supporting the need to focus on emergency planning and infrastructure in the area. Ms. Vimont shared that in order for large scale developments to be done well, they should be responsible for covering share of necessary infrastructure improvements and that a coordinated effort is necessary,

1. **Reports of Committees**
   1. Clarity on committees
      1. Commissioners shared a lack of understanding of what committees currently exist and what should be reported on. Staff provided additional insight into committee assignments for clarity.
   2. No reports on committees given.
2. **Commissioner Comments and Discussion**
   1. No Commissioner comments/reports given.
3. **Adjournment**

Chair Berndt called for a motion to adjourn. A motion was made by Kurtz and seconded by Torrey to adjourn the regular meeting of the Cle Elum Planning Commission at 6:46pm; none opposed. Meeting adjourned.