

1
2 CITY OF CLE ELUM
3 PLANNING COMMISSION MEETING
4 Meeting Minutes
5 02 April 2019 6:00

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

7 The meeting was called to order at 6:00 pm by **Kerry Clark**. Also in attendance were
8 **Debra Davis, Pam Hawk and Matthew Lundh**. Staff present was Planner Lucy Temple and
9 Planning Technician Isaac Anzlovar. *Debra Davis made a motion to excuse Devin Smith and*
10 *Matt Fluegge. Pam Hawk seconded and the motion passed unanimously.*

11 **2. Set Agenda**

12 The Commission agreed to set the agenda.

13 **3. Review of the minutes**

- 14 • 19 March 2019 Meeting Minutes

15 Debra Davis addressed that the road name “Owners Rd” should be “Owens Rd” on
16 page 2 line 8 and 14.

17 **4. Announcements, Appointments, Awards, & Recognitions**

18 Lucy Temple shared an email from Matt Fluegge that explained that he should be back in
19 attendance in a couple of weeks.

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

21 None.

22 **6. Public Appearances**

23 None.

24 **7. Business Requiring Open Hearing**

- 25 • CUP-2019-001

26 Planning Technician Isaac Anzlovar presented the Commission with the staff report
27 for Conditional Use Permit (CUP)-2019-001. The staff report was also emailed to the
28 Commission on 19 March 2019. Anzlovar explained that the CUP was for a short
29 term rental (STR) in the second story apartment at 212 W Railroad St Cle Elum, WA
30 98922. Anzlovar explained that the application was complete and the STR is
31 consistent for a CUP in the General Commercial zone and stated. Anzlovar concluded
32 with stating that the City Staff recommends that the Commission approved CUP-
33 2019-001.

34 The Applicant, Deborah Wade, was not present at the meeting, but sent staff a
35 statement to read at the hearing. Planner Lucy Temple read the statement to the
36 Commission: “I just wanted to add that we are so happy to be part of the Cle Elum
37 community. Our goal is to make our place to stay one that reflects the respect we
38 have for the area and the guests who come to visit and enjoy all it has to offer. We
39 want to thank the City of Cle Elum staff for the help they have given us over the last
40 couple of years and through his process. Lastly we thank the City Council for its time
41 and consideration”

42 *Kerry Clark opened the Public Hearing for CUP-2019-001 at 6:10.*

43 **Phyllis Simplot**, 812 E Fourth and was the Cle Elum resident to obtain a CUP for
44 a STR, was present to make a comment. Simplot commented the Commission should
45 look into better STR regulations that makes it easier for someone to have an STR on
46 their property.

1 **Jerry Martin**, Upper Kittitas County resident was also present to comment.
2 Martins suggested that the Commission look at St. George, Utah STR code as an
3 example for better STR regulations.

4 **Steven Harper**, Cle Elum resident and City Councilman made the final comment.
5 He suggest that the Commission pass the CUP and he is in support of STR in the
6 downtown and commercial areas in the City. He however, is worried that having too
7 many STRs in the City could inflate the rent prices of residential units in the City and
8 suggest that the Commission be careful not to recommend changes to the City
9 Municipal Code that would hyper inflate rent prices in the City to the City Council.

10 *Kerry Clark closed the open hearing at 6:18 on 02 April 2019 and the*
11 *Commission went into deliberation. Deborah Davis made a motion to accept CUP-*
12 *2019-001 with the conditions recommended by staff. Pam Hawk seconded that the*
13 *motion carried unanimously.*

14 • **2019 Comprehensive Plan Park and Recreation, Housing, Transportation and**
15 **Utility Elements**

16 Planner Temple explained that she had a conversation with Washington State
17 Department of Commerce Senior Planner, Scott Kuhta, about the Comprehensive
18 Plan deadlines. Kuhta advised Temple to submit the 2019 Comprehensive Plan as
19 soon as possible and that the City Council does not need to approve the
20 Comprehensive Plan before it is sent to the Washington State Department of
21 Commerce. Temple explained that with that information she will be submitting the
22 draft 2019 Comprehensive Plan to the Washington State Department of Commerce on
23 11 April 2019.

24 Temple went on to introduce the hearing by explain that each element has had a
25 workshop and the proper public participation has taken place.

26 Kerry Clark opened the public hearing at 6:35. There were no public comments.
27 Clark closed the public hearing at 6:36 and the commission went into deliberation.

28 Clark explained that he believes that all of the elements are well written and
29 would not have any problem sending them off to the Washington Sttae Department of
30 Commerce. **Debra Davis made a motion to recommend staff to follow the advice**
31 **that the Washington State Department of Commerce gave pending any**
32 **substantive changes and the Commission will put together a formal**
33 **recommendation to the City Council. Pam Hawk seconded and the motion**
34 **carried unanimously.**

35 **8. Unfinished Business**

36 • **Land Use and Zoning Map Update**

37 The updated Zoning map and Land Use map were provided in the Commissions
38 packets. Planner Temple asked the Commission of they had anymore changes to
39 either map. The Commission had no further changes to the maps.

40 Temple then asked how the Commission would like to go about advertising the
41 changes to the Zoning map to the Public. The Commission suggested that the City run
42 legal ads in the newspaper and advertise the update on social median, and post the
43 current map and the updated map on the City website.

44 **9. New Business**

45 None.

46

1 **10. Staff Report**
2 Planner Temple announced that the City was awarded a \$400,000 2019 Complete Streets
3 award from the Transportation Improvement Board (TIB). Temple explained that the
4 money will be use to fund the next phase of the downtown revitalization project.

5 **11. Report of Committees**
6 None.

7 **12. Comments from Commissioners and/or Staff**
8 None.

9 **13. Adjournment**
10 *A motion to adjourn was made by Debra Davis and seconded by Pam Hawk. The*
11 *motion carried unanimously. The meeting adjourned at 7:28 pm on 02 April 2019. The next*
12 *regular meeting will be on Tuesday 16 April 2019 starting 6:00 pm.*