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

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

7 *Commissioner Davis called the meeting to order at 6:00pm. Commissioners Clark and*  
8 *Fluegge were absent. Commissioner Lundh motioned to excuse those absent,*  
9 *Commissioner Malek seconded. Motion passed.*

10 **Set Agenda**

11 *Commissioner Fluegge and Commissioner Malek seconded. Motion passed.*

12 **2. Review of the minutes**

13 Review minutes from November 19, 2019.

14 **3. Announcements, Appointments, Awards, & Recognitions**

15 *Staff announced the City's holiday party (staff, admin, council, commissions) on*  
16 *December 11, 2:30pm at the Cle Elum Fire Station.*

17 **4. Business Requiring Open Hearing**

18 None.

19 **5. New Business**

20 No new business.

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

22 None.

23 **7. Public Appearances**

24 None.

25 **8. Unfinished Business**

26 **Affordable Housing** – *Bobby Graham from NW Roots Construction and Craig Kelly*  
27 *from HopeSource joined the Commission to discuss housing affordability and*  
28 *development in Cle Elum.*

29  
30 Commissioners discussed where we are currently with the Comprehensive Plan and  
31 Housing Element and what the City may need in terms of affordable housing.  
32 Commissioners discussed the zoning map status.

33  
34 Staff provided overview of zoning map and multi-family housing.

35  
36 Craig Kelly of HopeSource asked many questions such as parking, impact fees, and other  
37 reductions in costs.

38 Staff will start communicating with Need to start talking about the BFF 7 acres  
39 because it will take 2-3 years for funding – from “site control”

40  
41 Several ways to incentivize affordable housing development were discussed, that will  
42 need to be reviewed further (e.g., 8-10 year tax abatement)

43  
44 Action items:

- 45
  - Review utility rates
  - Look at Goals & Policies, Cle Elum Municipal Code, & Housing Element46

1 **9. Staff Report**

2 None.

3 **10. Report of Committees**

4 **11. Comments from Commissioners and/or Staff**

5 **12. Adjournment**

6 *Motion to adjourn made by Commissioner Lundh and seconded by Commissioner Hawk,*  
7 *ending the meeting at 7:54pm. Next regular meeting Tuesday 17 December 2019, 6:00*  
8 *pm.*