

1 CITY OF CLE ELUM
2 PLANNING COMMISSION MEETING
3 Meeting Minutes
4 17 December 2019 6:00
5

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

7 *Commissioner Davis called the meeting to order at 6:04pm. Commissioners Clark was*
8 *absent. Commissioner Hawk motioned to excuse Commissioner Clark, Commissioner*
9 *Malek seconded. Motion passed.*

10 **Set Agenda**

11 *No changes to the agenda.*

12 **2. Review of the minutes**

13 *Review minutes from December 3, 2019. No changes.*

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

15 *Commissioner Lundh will be moving to City Council effective January 1, 2020. Citizen*
16 *Alternate Malek moves to Commissioner replacing Lundh, and Bobby Graham replaces*
17 *Commissioner Malek as Citizen Alternate, also effective January 1, 2020.*

18 **4. Business Requiring Open Hearing**

19 *None.*

20 **5. New Business**

21 *None.*

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

23 *None.*

24 **7. Public Appearances**

25 *None.*

26 **8. Unfinished Business**

27 **Affordable Housing –**

- 28 • Commissioner Wright joined the Commissioners in discussion about how to address
29 affordable housing in Cle Elum. One of the goals from the Housing Element is to
30 incentivize development.
- 31 • County administers document and recording fees for affordable housing. State
32 recognizes homelessness, but not affordable housing (\$1-million vs ~\$60k,
33 respectively). County has many families that are on the cusp of being homeless, but
34 need to convince state that they should be able to use the homelessness funding more
35 flexibly.
- 36 • Committee just finished a Commerce-required homelessness/affordability plan with 5
37 units of rapid rehousing per year. Also have issues with senior rent for folks who have
38 no safety net. They are fully funding senior rent, rather than a two year deadline. The
39 senior population is going up and there's not enough funding to support it.
- 40 • County doesn't have land to start projects with. State provides opportunities for
41 surplus land for affordable housing use, but the Co. doesn't have a lot of that. Need to
42 get creative (e.g., land swaps, etc.). In the next 5 years will be surplussing the county
43 shop in Eburg, and determining what to do with that.
- 44 • Housing Authority purchased Pine Terrace. Their mission may not align with what
45 we need to do with the community.
- 46 • Staff summarized previous conversations and goals for 2020.

- 1 • From a building standpoint, parking spaces are equal to development units/density
- 2 • Commissioner Wright asked about inter-local agreements for City's UGA. Need
- 3 predictability because in the UGA vs City have different standards = unpredictable.
- 4 Ellensburg & County have impact fees. Cle Elum doesn't, but has negotiated fees into
- 5 large developments. Don't put the cost of development burden on the citizens.
- 6 • Need Upper County representation on County's Homelessness and Affordable
- 7 Housing Committee.
- 8 • Looking at rural land use, by reviewing ADUs in rural areas. GMA being inspected
- 9 by Ruckleshaus Center to look at the Road Map for WA's Future. All they did was
- 10 provide questions, rather than recommendations. Legislature wants recommendations
- 11 moving forward.
- 12 • County is getting a PR/Media Director this year to be able to better tell their story.
- 13 Need to coordinate messaging around this. Impact fees have to happen. It's a barrier
- 14 to entry that is understandable.
- 15 • Commissioner Malek rephrased the message regarding impact fees being borne on
- 16 the developer, and providing incentives to include affordable housing. Commissioner
- 17 Wright said maybe larger commercial/industrial developers are required to build.
- 18 • Regulations and impact fees need to be quantifiable and consistent.
- 19 • Look at height restrictions.
- 20 • Look at different housing models.
- 21 • Investigate short term rentals.
- 22 • Commissioner Wright asked Planning Commission to preserve Industrial zoning.
- 23 • Commissioner Malek talked about low hanging fruit projects, from parks to
- 24 affordable housing.

25
26 **Action Items:**

- 27 • Talk with Roslyn about affordable housing representation on Homelessness and
- 28 Affordable Housing Committee.
- 29 • Look into inter-local for UGA areas.

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31 **9. Staff Report**

32 None.

33 **10. Report of Committees**

34 Commissioner Lundh provided an update on the Parks Committee. City Park grant

35 application. Dog Park – intend to inform Council on plan, and then work on funding.

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

37 None.

38 **12. Adjournment**

39 *Motion to adjourn made by Commissioner Lundh and seconded by Commissioner Malek,*

40 *ending the meeting at 7:54pm. Next regular meeting Tuesday 7 January 2020, 6:00 pm.*