

CITY OF CLE ELUM
PLANNING COMMISSION MEETING
Meeting Minutes
07 January 2020 6:00

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

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

10 **Set Agenda**

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

12 **2. Review of the minutes**

13 Review minutes from December 17, 2019.

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

15 **4. Business Requiring Open Hearing**

16 **5. New Business**

17 Commission organization – potential to combine with Historic Preservation Commission
18 (HPC).

19 Staff presented the idea of combining the HPC and PC to the benefit of the HPC due to
20 lack of recruitment and retention. Discussion related to efficiency and how it could be a
21 mutual benefit. Commission requested staff to come up with a proposal.

22 Staff updated commission on upcoming City projects and where to find information on
23 the City website.

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

25 **7. Public Appearances**

26 **8. Unfinished Business**

27 *The recorder didn't pick up all the discussion – especially Commissioner Clark, who*
28 *wasn't near a microphone.*

29 Affordable Housing:

30 Discussion of definitions and where the information is located in the Housing Element

31 • **Affordable Housing**

32 ○ References

- 33 ▪ <http://www.wshfc.org/limits/2019RentIncomeLimitsYear.pdf>
34 ▪ Housing Element

35 ○ Definitions

- 36 ▪ Definition of affordable (Low, Moderate, High, etc.)
37 • <https://app.leg.wa.gov/RCW/default.aspx?cite=84.14.010>
38 ▪ Cost burdened >30% AMI/MFI
39 • 2018 County MFI \$68,993 (2018 Housing Element)
40 • 2019 County MFI \$72,300 (WSHFC.org)
41 • 2018 Cle Elum MFI \$48,798 (2018 Housing Element)
42 • 1 minimum wage worker (\$13.5, \$702/mo rent at 30%)
43 • RCW 84.14.010
44 ▪ Who needs help? Who is served?
45 • Elderly

- 1 • Families
- 2 • Workforce Housing (current workforce who don't live here)
- 3 • Between subsidized and market
- 4 ○ City Code
 - 5 ▪ Existing
 - 6 • Title 13.10.080 has reduction in utility hook-ups if for affordable housing
 - 7 ▪ What needs to change?
 - 8 • ADU Code - **Lucy**
 - 9 • Short Term Rental Code – **Bobby, Stephen**
 - 10 ○ [Short-Term Rental Laws in Major U.S. Cities](#)
 - 11 • Development Incentives
 - 12 ○ Look at utility hook-up/connection fees
 - 13 ○ Possible Incentives
 - 14 ▪ Height, parking, lot sizes
 - 15 • Density can be traded for parking
 - 16 ○ E.g., no density requirement, but a per-
 - 17 unit parking requirement
 - 18 ▪ Property tax reductions (x-x year tax abatement)
 - 19 • [Port Orchard Tax Abatement](#)
 - 20 ▪ Offering bonus densities, fee waivers, streamlined
 - 21 review processes, impact fee exemptions (as authorized
 - 22 by RCW 82.02.060(2)), discounted building or planning
 - 23 fees, or reduced sewer and water connections fees.
- 24 • **Homelessness**
 - 25 ○ Need to determine participation in County committee from Upper County
- 26 • **Other Notes**
 - 27 ○ Staff and commissioners discussed what median income rate to use and determined it
 - 28 better to use the County Median Income and adjust the percentage for Cle Elum, which
 - 29 is lower than the County.
 - 30 ○ Staff requested prioritization of work plan. Commissioners suggested prioritizing
 - 31 Accessory Dwelling Units and Short Term Rentals first and then move into other
 - 32 incentives.

33 **9. Staff Report**

34 Staff updated Commissioners on the zoning ordinance and map update and work with the
35 consultant.

36 **10. Report of Committees**

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

38 **12. Adjournment**

39 *Motion to adjourn made by Commissioner Fluegge and seconded by Commissioner*
40 *Malek, ending the meeting at 8:04pm. Next regular meeting Tuesday 21 January 2020,*
41 *6:00 pm.*