1 2 3 4		CITY OF CLE ELUM PLANNING COMMISSION MEETING Meeting Minutes February 18, 2020 6:00
5 6	1.	Roll Call and Call to Order
7		Commissioner Clark called the meeting to order at 6:00pm. Commissioner Fluegge was
8		absent. Commissioner Davis motioned and Commissioner Hawk seconded to excuse
9		Commissioner Fluegge. Motion passed.
10		Set Agenda
11		Commissioner Davis and Commissioner Hawk seconded. Motion passed.
12	2.	Review of the minutes
13		Review minutes from February 4, 2020.
14	3.	Announcements, Appointments, Awards, & Recognitions
15		None.
16	4.	Business Requiring Open Hearing
17	_	None.
18	5.	New Business
19	_	None.
20	6.	Citizen Comments on Non-Agenda Items (limited to 5 minutes)
21	_	None.
22	7.	Public Appearances
23	0	None.
24	8.	<u>Unfinished Business</u>
25		Affordable Housing – Housing Authority
26		Jennifer Ellis – exec director
27		Introduced HA, where their 161 properties are located
28		 Reorganized HA properties portfolio using state tax incentives. Used investment
29		equity to remodel many properties
30		HA owns Pine Terrace in Cle Elum
31		 Questions asked by Commissioners:
32		 Whether the HA sees future opportunities for Upper County
33		 Depends on what opportunities are available. Nothing they know of at
34		this time.
35		 What would it take or what is the greatest barrier to affordable housing in
36		Upper County?
37		 What properties are available and infrastructure to support it.
38		Wherever an opportunity is available, they look at services to support it
39		(e.g., school busses).
40		 Zoning – higher density
41		 When the HA assessed the need in Upper County
42		 Rely on City's study (comprehensive plan)
43		 What levels of income/affordability are applicable? How to define the level of
44		need? (e.g., percentage of AMI)
45		 HA has certain percentages they try to reach of different housing needs

1		 HA suggested they ask the commissioners for better definitions
2		 Section 8 project- and tenant-based vouchers are administered by
3		Yakima HA.
4		 Staff explained issues with current housing plan and involvement of Cle Elum in
5		the county's homelessness and affordable housing committee.
6		 Staff spoke on the timing of the 2018 Housing study by BERK vs the 2010 data
7		used vs the 2020 census.
8		 Discussion of surveys of need within the community.
9		 Ms. Ellis suggested asking her group of HA directors what tools they've
10		used to assess the need
11		 Staff suggested gathering information from HA, Hope source, Schools,
12		etc. to know how many are applying and for what type/size housing
13		units
14		 Staff asked whether HA had advice on where Cle Elum can start
15		 Zoning
16		 Available housing (not always about density – needs to be appropriately
17		planned, and need to be good neighbors)
18		• STRs
19		 Staff updated Commission and HA on the 2/10/20 Council meeting and emergency STR
20		moratorium
21		 Discussion of method
22		 March – planning the survey & community meeting
23		 Set date of community meeting – April 14th
24		 Determine what to bring to the meeting
25		 Mid-April – community discussion (Sr. Center)
26		 May – refining code
27		 June – Present draft to Council at 1st meeting
28		July – Public hearing on the ordinance(s)
29		Aug 10 – end of 6 months
30	9.	Staff Report
31		None.
32	10.	Report of Committees
33		Commissioner Davis provided notes on next steps for developing an arts commission.
34	11.	Comments from Commissioners and/or Staff
35	12.	<u>Adjournment</u>
36		Motion to adjourn made by Commissioner Davis and seconded by Commissioner
37		Graham, ending the meeting at 7:43 pm. Next regular meeting Tuesday, March 3, 2020,
38		6:00 pm.