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CITY OF CLE ELUM
PLANNING COMMISSION MEETING
Meeting Minutes
January 19, 2021 6:00

1. **Call to Order & Roll Call**

Commissioner Berndt called the meeting to order at 6:02pm. All commissioners were present.

Set Agenda

Commissioner Torrey motioned and Commissioner Fluegge seconded to set the agenda as presented. Motion passed.

2. **Review of the minutes**

Review minutes from January 5, 2021. Commissioner Hawk motioned and Commissioner Torrey seconded to accept the minutes as presented. Motion passed.

3. **Staff Report**

Staff requested to defer staff report to corresponding items under unfinished business.

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

None.

5. **Public Appearances**

Tony Craven, Suncadia

Tony provided information to the Commission about managing the Suncadia Master Planned Resort for fire resiliency/fuels management, and his involvement in the Kittitas County Fire Adapted Communities Coalition. A powerpoint presentation is attached to the minutes.

6. **Business Requiring Open Hearing**

None.

7. **New Business**

Commissioner Berndt and staff provided more context on what would be presented under New Business versus staff reports. For example, new permits.

8. **Unfinished Business**

a. **Announcements, Appointments, Awards, & Recognitions**

- Affordable Housing
 - Short-Term Rentals
 - Staff updated Commission on progress finalizing the application process for short-term rentals
 - Commissioners discussed other affordable housing tasks/strategies they could work on after the short-term rentals. Commissioners asked what is the best next topic that would have the most impact on the community, including looking at incentives: homeowner incentives (for providing ADUs), and developer incentives (making developing affordable housing development affordable for developers). Suggestion is to look at incentives moving forward.
- Vertical Bridge cell tower project
 - Staff updated Commission on permit process and what to expect
 - Staff highlighted the online comment process
- Community communication/outreach process

- 1 ▪ Staff provided Commission with explanation of the City’s existing iWorq
- 2 comment portal and suggested that informing the public that this comment portal
- 3 exists for general information, versus commenting on a specific project
- 4 ○ Zoning
- 5 ▪ Related to affordable housing, the zoning code and map amendment is a big part.
- 6 ▪ Staff reminded Commissioners of the proposed zoning Title 17 to Title 14
- 7 transition, which would include what are allowed in each zone, including
- 8 residential densities. Discussion included preference to not go through the entire
- 9 process again since it went through all hearings. Agreement that finalizing the
- 10 zoning ordinance amendment will be a big win to facilitate the next steps for
- 11 affordable housing development.
- 12 ▪ Commissioner Berndt suggested meeting independently with staff to highlight
- 13 the next steps with the affordable housing effort, including the zoning code and
- 14 map amendment.
- 15 ▪ Commissioner Torrey suggested that the commission choose a new topic to focus
- 16 on.
- 17 ▪ Commissioner Berndt commented that the proposed Title 14 was provided to him
- 18 and that Commissioner Berndt requested getting a copy of the draft to the other
- 19 Commissioners but that he has not heard back on his requests to the Mayor and
- 20 that Staff also did not receive permission to release it to the Commission.

21 **9. Report of Committees**

22 None.

23 **10. Commissioner Comments and Discussion**

24 Commissioner Fluegge provided examples of Planning Commission handbooks he found
25 from other cities and emailed those to staff who will provide to the rest of the
26 Commission. Commissioner Graham applauded all the work on the short-term-rental
27 code. Commissioner Berndt reported that he didn’t hear back from the Mayor on his
28 request to send a letter to Chelan County with our draft short-term rental code. Staff
29 updated the Commission that a comment was received from South Cle Elum on the short-
30 term rental code with interest for more information. Commissioner Berndt asked whether
31 there was an objection for staff to send the link to the new code to the appropriate Chelan
32 County staff. No objections were received. Commissioner Hawk reported that the
33 proposed zoning code needs to include the new short-term rental code. Commissioner
34 Torrey thanked Commissioner Berndt and staff for their work with the City Council to
35 have the short-term rental ordinance approved.

36 **11. Adjournment**

37 *Motion to adjourn made by Commissioner Fluegge and seconded by Commissioner*
38 *Hawk, ending the meeting at 7:36pm. Next regular meeting Tuesday, February 2, 2021,*
39 *6:00 pm.*
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