

PLANNING COMMISSION

Agenda
April 20, 2021
6:00 p.m.

MAYOR
JAY MCGOWAN

CITY ADMINISTRATOR
ROBERT OMANS

CITY PLANNER
LUCY TEMPLE

CITY CLERK
KATHI SWANSON



119 W FIRST STREET
CLE ELUM, WA 98922

PLANNING COMMISSION
GARY BERNDT
PAMELA HAWK
MATT FLUEGGE
BOBBY GRAHAM
ELIZABETH TORREY

CITIZEN ALTERNATE
VAN PETERSON

Planning Commission meetings are currently conducted virtually on Zoom

Join Zoom Meeting

Or Dial: 1-253-215-8782

Meeting ID: 952 8941 8096

<https://zoom.us/j/95289418096>

1. **Call to Order & Roll Call**
2. **Set Agenda**
3. **Adoption of Minutes**
 - a. April 6, 2021
4. **Staff Report**
5. **Citizen Comments on Non-Agenda Items (limited to 5 minutes)**
6. **Public Appearances**
7. **Business Requiring Open Hearings**
8. **Unfinished Business**
 - a. Announcements, Appointments, Awards, & Recognition
 - b. Posting Commission packets to City's website
 - c. Review and discussion of potential Future Land Use Map amendments – Gregg Dohrn
9. **New Business**
 - a. Introduce Comprehensive Plan amendment received – Gregg Dohrn
 - b. Introduce Official Zoning Map and Table of Permitted Uses – Gregg Dohrn
10. **Report of Committees**
11. **Commissioner Comments and Discussion**
12. **Adjournment**

Next Regular Commission Meeting: Tuesday, May 4, 2021

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

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

Commissioner Berndt called the meeting to order at 6:00pm. Commissioners Peterson and Graham were absent. Commissioner Hawk motioned and Commissioner Fluegge seconded to excuse Commissioner Graham. Motion passed.

Set Agenda

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

2. **Review of the minutes**

Review minutes from March 16, 2021. Commissioner Torrey motioned and Commissioner Hawk seconded to accept the minutes as presented. Motion passed.

3. **Staff Report**

Staff yielded their time considering the full agenda.

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

None.

5. **Public Appearances**

None.

6. **Business Requiring Open Hearing**

None.

7. **New Business**

a. **First and Second Street plans – Lucy Temple**

Staff presented the City’s First and Second Street plans in response to a discussion at the March 16th Commission meeting when consultant Gregg Dohrn and the Commission discussed future land use plans for the commercial and industrial areas. The City is pursuing a pedestrian/bike (residential) focus on Second Street, a commerce/tourism/dining focus on First in the Downtown Core, and an industrial/freight focus on Railroad Street.

8. **Unfinished Business**

a. **Announcements, appointments, awards, & recognition**

i. **Summary of training for Commission meetings – Pam Hawk/Lucy Temple**

The City Planner provided a summary of the Jurassic Parliament course she, Commissioners Berndt and Hawk, the City’s Mayor, and Clerk all attended in February.

b. **Continued Review of Future Land Use Map**

Planning consultant Gregg Dohrn led the Commission through a continued discussion about updating the Future Land Use Map. Mr. Dohrn with specific areas of discussion.

Mr. Dohrn also introduced a discussion about vacant parcels based on their current zoning.

c. **Shoreline Master Program – ongoing discussion**

1 Staff presented the Shoreline Master Program (SMP) periodic review
2 recommendation based on best available science and WDFW comments, and
3 commissioner discussion followed.

4 *Commissioner Hawk motioned to accept the SMP as proposed as part of the SMP*
5 *periodic review, without incorporating the 2020 Stream Guidance until Ecology has*
6 *worked with WDFW to publish guidance for how local jurisdictions can incorporate*
7 *this guidance. Commissioner Fluegge seconded. Motion passed.*

8 d. Critical Areas Ordinance – ongoing discussion

9 Staff presented the Critical Areas Ordinance (CAO) recommendations from the CAO
10 consultants based on best available science and WDFW comments, and commissioner
11 discussion followed.

12 *Commissioner Hawk moved to accept the consultant recommendation of CAO*
13 *Version 2 establishing 25-50-ft buffers from the OWWL, except on Crystal Creek*
14 *where the buffer will be based on SPTH measured from the CMZ as recommended by*
15 *the 2020 Stream Guidance. The motion was seconded by Commissioner Fluegge. The*
16 *motion passed.*

17
18 *Commissioner Berndt requested a motion to recommend amendments to the SMP and*
19 *CAO as proposed to the City Council. Commissioner Hawk moved and Commissioner*
20 *Fluegge seconded. Motion passed.*

21
22 **9. Report of Committees**

23 None.

24 **10. Commissioner Comments and Discussion**

25 None.

26 **Adjournment**

27 *Commissioner Berndt adjourned the meeting at 8:15pm. Next regular meeting Tuesday,*
28 *April 20, 2021, 6:00 pm.*

G. R. Dohrn and Associates

Memorandum

Date: April 15, 2021

To: Cle Elum Planning Commission

From: Gregg Dohrn

Subject: Future Land Use Map

During your April 20^h meeting, we will continue our review of the City's Future Land Use Map (FLUM) (See attached map). In particular, we would like to hear your thoughts on the following:

1. Do you have any further thoughts on the appropriate designation(s) for the area between the railroad tracks and I-90?
 - a. Industrial for the areas in the vicinity of Owens and Dalle roads?
 - b. Other?

Note: This would include drafting a Comprehensive Plan policy identifying the need for a public road and railroad crossing to access this area.

2. Do you have any further thoughts regarding the appropriate designation(s) for the area east of Short Avenue and north of Spansky Way?
 - a. Residential north of E Third Street or north of E Second Street extended?
 - b. Commercial south of E Second Street extended or south of E Third Street??
 - c. Other?
3. What is the appropriate designation(s) for the area south of W First Street and west of Stafford Street? (See attached map)
 - d. Commercial?
 - e. Residential?
 - f. Other?
4. On the north side of W First from Stafford to Pine Street should any of the parcels designated Commercial be designated Residential?
5. Are there any areas that are currently not within the Cle Elum Urban Growth Area that might logically be a part of the City 20-years from now?
 - a. Are there any areas of the Cle Elum Urban Growth Area that are unlikely to annex within the next 20 years?

**WORKING DRAFT
Future Land Use Map**



**CITY OF CLE ELUM
WASHINGTON**
February 16, 2021



Disclaimer The information on this map is intended for general reference use only. The City of Cle Elum, and those operating on their behalf, cannot guarantee the accuracy or usefulness of the information shown. The user of this map assumes all responsibility for inappropriate use of the information provided herein.

LEGEND

This map is a working draft that highlights potential revisions to the approved Future Land Use in the Cle Elum Comprehensive Plan. These potential revisions are under review by City Staff and may be presented to the Cle Elum Planning Commission for discussion. Any potential revisions that may be considered by the Planning Commission as formal amendments will be subject to an environmental review and will be distributed for public review and comment. The Planning Commission will consider all comments received before making a recommendation on the map amendments to the City Council.

Future Land Use Designations

- Commercial
- Industrial
- Public Reserve
- Planned Mixed Use
- Residential
- City Limits
- Cle Elum Urban Growth Area (UGA) Boundary

Consistent Zoning Districts

The zoning districts that are consistent with each Future Land Use Designation are listed below in accordance with the provisions of the Cle Elum Comprehensive Plan.

Residential: Single Family Residential (SFR), Multi-Family Residential (MFR), and Planned Mixed Use (PMU) (subject to conditions) zoning districts.

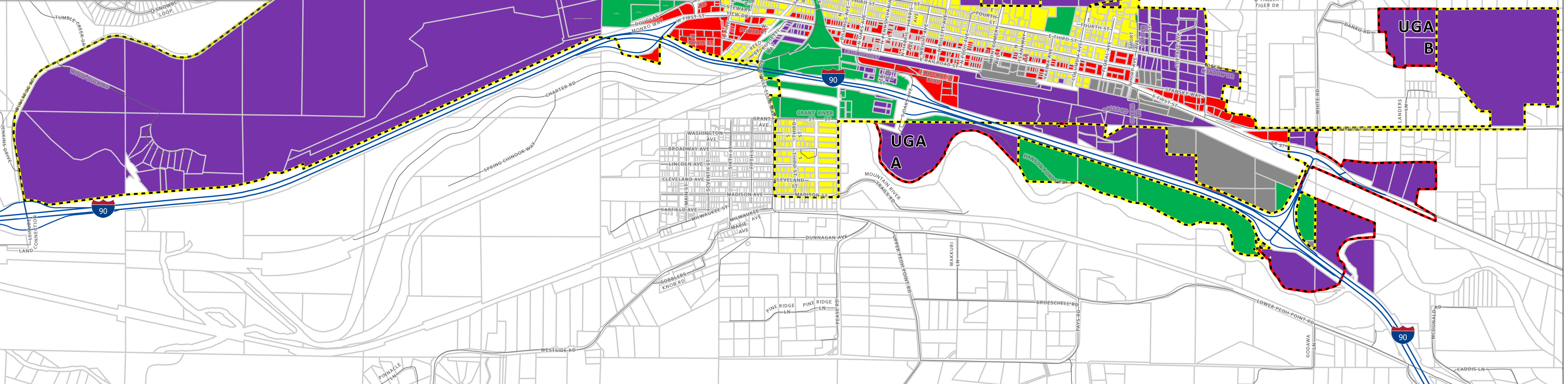
Commercial: Downtown Commercial (DTC), Entry Way Commercial (EC), General Commercial (GC), and Planned Mixed Use (PMU) (subject to conditions) zoning districts.

Industrial: Industrial (I) zoning district.

Planned Mixed Use: Single Family Residential (SFR), Multi-Family Residential (MFR), Downtown Commercial (DTC), Entry Way Commercial (EC), General Commercial (GC), and Planned Mixed Use (PMU) (subject to conditions) zoning districts.

Parks and Open Space: Public Reserve (PR) zoning district. (Note: The future land use designation in the Comprehensive Plan Table 3, Parks and Open Space, is different from the designation on the Future Land Use Map, Public Reserve. It is recommended that these and similar references be replaced with the term Public Uses (PU)).

Source: Esri; Kantam County GIS



Discussion Items

1. Residential Future Land Use designation. Currently the Future Land Use Map only identifies areas suitable for residential development. Should the map make a further distinctions based on housing type like the Official Zoning Map (i.e. Single Family Residential and Multi-Family Residential), or based on relative density (i.e. Lower Density Residential and Higher Density Residential)?
2. First Street Corridor. Should changes to the future land use designations be made in the First Street corridor, particularly on the south side of the street to better align the zoning with the infrastructure improvements being constructed?
3. Urban Growth Area boundaries. It is assumed that properties within the unincorporated portions of the Cle Elum Urban Growth Area will be annexed into the City over the next twenty years. Are there any areas that are not likely to annex into the City? If so, it may be appropriate to identify UGA Study Areas for discussion with the County and affected property owners.
4. Planned Mixed Use designations. Properties designated as Planned Mixed Use can be zoned Single Family Residential (SFR), Multi-Family Residential (MFR), Downtown Commercial (DTC), Entry Way Commercial (EC), General Commercial (GC), or Planned Mixed Use (PMU), which can present a number of land use compatibility issues. Is there a more appropriate Future Land Use designation(s) for the properties that are not a part of the Cle Elum Pines West, City Heights, and Suncadia developments, and UGA Area H, particularly those areas with smaller parcels?

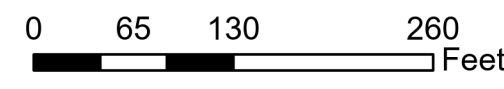
Proposed Revisions

1. Change references to Public Reserve and Parks and Open Space on the Future Land Use Map to Public Uses (PU).

Discussion Draft Only
Official Future Land Use Map



**CITY OF CLE ELUM
WASHINGTON**
April 11, 2021



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LEGEND

Areas of Interest and Future Land Use

- Commercial
- Industrial
- Public Use (Formerly Public Reserve)
- Planned Mixed Use
- Residential
- City Limits
- Cle Elum Urban Growth Area (UGA) Boundary

Source: ESRI, Kittitas County GIS

