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CITY OF CLE ELUM
PLANNING COMMISSION MEETING
Meeting Minutes
April 20, 2021 6:00

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

Commissioner Berndt called the meeting to order at 6:00pm. Commissioner Peterson was absent.

Set Agenda

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

2. **Review of the minutes**

Review minutes from April 6, 2021. Commissioner Torrey motioned and Commissioner Fluegge seconded to accept the minutes as presented. Motion passed.

3. **Staff Report**

Staff reported that on April 9, 2021 the City issued a notice of an application for a minor modification to the City Heights development agreement with a two-week comment period ending on April 23, 2021. Staff also reported that on April 16, 2021 the City published the Final Supplemental Environmental Impact Statement for and that an application for the development is anticipated now that the EIS process is complete. Staff advised that additional information for both projects are on the City's website.

Commissioners commented that the notice for City Heights did not include sufficient detail on the proposed modification and that commissioners did not receive the notifications. Gregg Dohrn discussed the modification in terms of a limited potential for public comment at this time, the modification of Summit View Road, and concerns of the City for park dedications. Mr. Dohrn encouraged the Commissioners to review the terms of the approval. Mr. Dohrn also included a recommendation to review the City's website.

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

None.

5. **Public Appearances**

None.

6. **Business Requiring Open Hearing**

None.

7. **Unfinished Business**

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

None.

b. **Posting Commission packets to website.**

Staff advised that the Commission's packets have been posted to the Planning Commission's agendas and minutes page on the City's website and would be available at that location in the future.

c. **Request for update on Commission's role in recommending the SMP/CAO to City Council**

Staff updated the Commission on the status of the SMP/CAO with an additional Planning Commission public hearing at the May 4, 2021 meeting. This will be

1 followed by a presentation of the formal recommendation to City Council at one of
2 their May meetings.

3 d. Review of Future Land Use Map – Gregg Dohrn

4 Planning consultant Gregg Dohrn led the Commission through a continued discussion
5 about updating the Future Land Use Map (FLUM). Mr. Dohrn highlighted several
6 sections of the FLUM and asked the commissioners for their preferences in each area.
7 Discussions focused on best locations for industrial, commercial, and residential
8 areas. Mr. Dohrn informed the Commissioners that a further discussion about multi-
9 family zoning would commence at the next meeting. Commissioners also discussed
10 the potential for a green space in the vicinity of Crystal Creek south of First Street.

11 Mr. Dohrn also highlighted the Urban Growth Areas adjacent to the City limits and a
12 discussion ensued about these areas and their potential to annex into the City.

13 **8. New Business**

14 a. Introduce Comprehensive Plan amendment received – Gregg Dohrn

15 Agenda did not reach this item.

16 b. Introduce Official Zoning Map and Table of Permitted Uses – Gregg Dohrn

17 Agenda did not reach this item.

18 **9. Report of Committees**

19 None.

20 **10. Commissioner Comments and Discussion**

21 Mr. Dohrn said he will provide the updated maps and provide large poster copies to the
22 Commission before their next meeting.

23 Staff announced the Commission's iPads should be available by the next regular meeting
24 and that Commissioners will need to sign a document acknowledging receipt.

25 **Adjournment**

26 *Commissioner Berndt called for a motion to adjourn. Commissioner Fluegge motioned*
27 *and Commissioner Hawk seconded to adjourn the meeting at 7:32pm. Next regular*
28 *meeting Tuesday, May 4, 2021, 6:00 pm.*