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CITY OF CLE ELUM  
PLANNING COMMISSION MEETING  
Meeting Minutes  
May 18, 2021 6:00

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

*Commissioner Berndt called the meeting to order at 6:03pm. All commissioners were present.*

**Set Agenda**

*Staff presented an amended agenda where items were rearranged for increased efficiency. Commissioner Torrey motioned and Commissioner Hawk seconded to set the agenda as amended. Motion passed.*

2. **Adoption of Minutes**

*Review minutes from May 4, 2021. Commissioner Torrey motioned and Commissioner Graham seconded to accept the minutes as presented. Motion passed.*

3. **Staff Report**

*Staff relayed that all iPads were delivered, and they can call or email with any questions they may have.*

*Commissioner Berndt requested information about the Agee land exchange with the City. Staff informed the Commission that the exchange included right-of-way for a public trail and open space.*

*Mr. Dohrn updated Commissioners that Thursday May 13, 2021 the City issued a Notice of Decision with preliminary approval of the City Heights Phase 1 Preliminary plat for the first 68 units of the 962-unit development. There is a 15-day appeal period expiring May 28, 2021. Appeals to the City Council. If no appeal, the project sponsor can move forward toward final plat approval for the Phase 1 project.*

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**

*Staff updated Commissioners and community that the Kiwanis dedication for their new Pavilion at City Park starts at 4:30 Wednesday the 19<sup>th</sup> and extended the invitation from the Kiwanis Club.*

b. **Updates to 2021 Planning Commission Work Program – Gary Berndt**

*Staff and Commissioner Berndt briefly reviewed the draft red-lined version of the proposed 2021 Work Program.*

c. **Review potential Future Land Use Map amendments – Gregg Dohrn**

*Mr. Dohrn presented additional changes to the draft Future Land Use Map (FLUM), including: changing the Suncadia Bullfrog Flats commercial business park back to Planned Mixed Use; the area in the vicinity of I-90 owned by the City and Whispering Pines could include a land exchange in the future and which does include*

1 residential and commercial designations because the City cannot designate private  
2 property as Public Use; and a discussion ensued about other potential changes, which  
3 will be presented in the next meeting packet for final review. Commissioner Berndt  
4 asked whether there were proposed areas for expanded UGA. Commissioner Graham  
5 asked for more industrial south of the railroad tracks and earmarked as entry areas  
6 within the City (entry commercial).

7 d. Review potential Comprehensive Plan goals & policies amendments – Gregg Dohrn

8 Mr. Dohrn presented the Draft potential Goals & Policies revision to include with the  
9 Comprehensive Plan Amendment along with the Future Land Use Map (FLUM). Mr.  
10 Dohrn flagged the various additions and suggested some would be reviewed again at  
11 the next meeting.

12 e. Review map highlighting priority areas for future property acquisitions – Gregg  
13 Dohrn

14 Mr. Dohrn committed discuss strategic priorities for identifying properties around the  
15 City that could potentially be in a place to acquire or protect at the next meeting.  
16 Commissioners discussed general priorities for future habitat or open space  
17 protection.

18 f. Review potential Official Zoning Map amendments (multi-family) – Gregg Dohrn

19 Time did not allow for this agenda item.

20 **8. New Business**

21 a. Introduce Table of Permitted Uses – Gregg Dohrn

22 Time did not allow for this agenda item.

23 b. Design Guidelines – Bobby Graham / Elizabeth Torrey

24 Commissioner Graham included examples of design standards from other  
25 communities that include simple standards with graphics with easy examples (e.g.,  
26 Chelan, Port Orchard, etc.) that the City could use as a starting point. Commissioner  
27 Torrey expressed full support for the design guideline development. Commissioner  
28 Berndt suggested providing an example to Council for a preliminary approval to  
29 develop a code.

30 **9. Report of Committees**

31 None.

32 **10. Commissioner Comments and Discussion**

33 Commissioner Berndt committed to working on the next agenda and keeping the design  
34 standards moving forward. Commissioner Fluegge asked whether staff and planning  
35 consultants have discussed big picture planning of Cle Elum, while we are looking at the  
36 details of land use and zoning. Staff commented that those discussions had not happened,  
37 but that once the required FLUM/OZM, and other required actions such as updating the  
38 Flood Hazard Prevention ordinance, there will be time to prioritize the higher-level  
39 planning efforts. Staff committed to opening that conversation with Mr. Dohrn and  
40 bringing the conversation back at the next meeting. Commissioner Torrey suggested in  
41 the future to have a longer retreat to discuss these items in person.

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**Adjournment**

*Commissioner Berndt called for a motion to adjourn. Commissioner Torrey motioned and Commissioner Fluegge seconded to adjourn the meeting at 7:47pm. Next regular meeting Tuesday, June 1, 2021, 6:00 pm.*