

City of Cle Elum
Regular City Council Meeting Minutes
August 23, 2021

Call to Order – Roll Call of Membership

The meeting was called to order by Mayor McGowan at 6:00 p.m. The Pledge of Allegiance was recited. The Roll was called. Members present were Mayor McGowan, Matthew Lundh, John Glondo, Ruston Weaver, Steven Harper, Mickey Holz, Beth Williams and Ken Ratliff. Other members present were City Administrator Robert Omans and City Clerk Kathi Swanson.

Approval of the Meeting Agenda

A motion was made by Steven Harper and seconded by Matthew Lundh to amend the agenda to move Task Order 2021-06 to Officer Reports and to approve the agenda as amended. The motion carried unanimously.

Consent Agenda

A motion was made by Matthew Lundh and seconded by John Glondo to accept the consent agenda as presented. The consent agenda included the minutes to the 08/09/2021 Regular City Council meeting; and Claim Voucher EFTs and Checks #43692 – 43737 in the amount of \$224,405.03. The motion carried unanimously.

Officer Reports

Amended to move Task Order 2020-06- First Street Downtown Revitalization Phase 3A – Billings Avenue to Oakes Avenue, from New Business, Item b, per agenda amendment and approval by motion. Jordan Hancock – HLA, reported the Task Order is the result of a .09 Grant to construct the remainder of the City blocks from Billings to Oakes, including the bulb-outs. The City and HLA will be actively pursuing other grants to package with this. The TIB application will allow more work to be completed as one project in the spring of 2022, including construction engineering. *A motion was made by Steven Harper and seconded by Beth Williams to approve Task Order 2021-06 for the First Street Downtown Revitalization Phase 3a Billings Avenue to Oakes Avenue and to authorize the Mayor to sign. The motion carried unanimously.*

Citizen Comments on Non-Agenda Items

Liz Kurtz – 112 West Second: Commented on the 7 Hill City Heights Historic Project, stating Gordon and Caroline Jones have given her a tour of the site and answered her questions regarding funding options. Praised the volunteer Fire Department and volunteers for their work during the fire on 08/21/2021. Commented she found a reporting system called NFIRS, which may help the Chief keep track of the reports on dispatches to fires.

Citizens: Larry Stauffer, Irene Rjorklund, Patricia Garris, David Peccaiiao, Shelly Randazzo, Ingrid Vimont, Don Bond, Gregg Hires, Rick Spence, Christine Frankenfield, Marlene Drew, Kathleen Steiner-Eger, Jerry Jerke, Eliza Stevenson, Barbara Wilcox, Bruce Chapman, Cathy Cook, Tad Brockway, Michael Sans Marten Columbin, Fred Mattison, Dave Anderson, Doug Kilgore, Sarah Peters, Laurel Bell, Gary Smith, Holly Robins, Laura Carpenter, David and Katherine Cusworth, Mike Melby and Emmet Watson. Addressed the council with the following concerns regarding the 47 Degrees North Notice of Application and Proposed Major Modification:

1. Written comment period of 15 days is unreasonable for this type of application. Very little information was sent out to the public.
2. The application for modification should have been rejected.
3. Residential permitted use requires one single family unit per lot of record.
4. The City code has no allowance for mobile home parks and the city is not allowed to rezone the area for mobile home parks.
5. Manufactured homes sitting on leased land and an RV park would create a transient population with no vested interest or financial commitment to the community.
6. The RV Park is not compatible with the local community.
7. Excess traffic would be a hazard in the case of wildfires.
8. Increases in population will affect EMS and fire services, healthcare, hospitals, public services infrastructure, traffic ingress and egress, schools, garbage service, police, grocery stores, wildlife and affordable housing.
9. There will be a loss of the open space forested land adjacent to the Horse Park which will affect equestrian activities and access to open trails.
10. Little to no property taxes would be collected from the Mobile Home Park.
11. No jobs would be provided or building supplies purchased locally.
12. No one in the community would benefit from the development.

Public Appearances – 15 Minute limit

None

Business Requiring a Public Hearing

None

Unfinished Business

Ordinance 1609 – Implementing a Recommendation from the Planning Commission to repeal and replace CEMC 17.100 – Land Use Application Processing: Gregg Dohrn presented the Ordinance as a continuation of an item discussed at a previous meeting where council had indicated they would like to have a recommendation from the Planning Commission to establish a Hearings Examiner. The Planning Commission has reviewed the Chapter that establishes the Hearings Examiner and recommends the City Council pass the Hearings Examiner Chapter of CEMC 17.100. The Planning Commission has held back 3 other Chapters for further review. Those will come to the Council at a later date. None of the existing applications under review would be affected by this unless there is an appeal. The exception is the Proposed Major Modifications to the Approved Development Agreement for Bullfrog Flats, which would fall under the new code, if adopted. The City Hearings Examiner would then conduct the public hearing and make recommendations to the City Council. Councilmember Lundh asked, in reference to Permit Classification Table Footnotes, Item 7, who decides what entity conducts the Public Hearings. Gregg Dohrn suggested adding “at the discretion of the City Council” to clarify that statement. One change from the original document was a suggestion made by Larry Stauffer under page 17, item C, “The City shall be allowed to exercise substantial discretion as it relates to non-technical issues in its attempt to advance the best interests of the community”. Councilmember Ratliff commented he would like to have subdivision applications come before Council as a Type 4 permit, rather than a Type 3. *A motion was made by Steven Harper and seconded by Matthew Lundh to direct staff to redraft the Chapter with the direction that all sub-division considerations become a Type 4 Review and come before the Council; the phrase “Washington State Growth Management Board” be corrected to “Washington State Growth Management Hearings Board” on page 6; add “the required public hearing may be conducted by the City Council, Planning Commission or the City Hearings Examiner at the discretion of the City Council” to Footnote 7. Councilmember Harper amended his motion to change the*

Decision maker under Type 1 and Type 2 Reviews to read only “City Staff as designated by the Mayor”. Councilmember Lundh seconded the amendment to the original motion. The motion carried unanimously. Mayor McGowan commented it is important to implement the ordinance as soon as possible in order to make a good decision on the Findings of Fact and Conclusions of Law on upcoming developments and to make them legally supportable. A motion was made by Ken Ratliff to adopt Ordinance 1609 as amended. The motion was seconded by Steven Harper for comment, stating he does not feel qualified at this time to pass the Ordinance.

Councilmember Lundh asked to table the Ordinance until the next meeting to allow the Council time to review the changes. The motion to adopt Ordinance 1609 failed by a vote of 2 ayes and 5 nays. A clean copy of the ordinance will be brought to the next Council meeting.

In reference to the 47 Degrees North Comment Period: Councilmember Ratliff asked if the comment period can be extended based on the comments received at this meeting under Citizen Comments on Non-Agenda Items. Gregg Dohrn noted there are provisions in the City Code and State law that establishes the comment period. He can consult with the legal department to consider seeking an extension of the comment period. *A motion was made by Steven Harper and seconded by Ken Ratliff to conditionally approve an immediate 2-week extension to the comment period to 09/10/2021 as soon as positive legal advisement is obtained. The motion carried unanimously.*

New Business

a. **Ordinance 1615 – Adoption of Interim Official Controls – Amending CEMC 15.24 Flood Hazard Preventions:** Gregg Dohrn presented the ordinance, noting there is an important deadline of 09/24/2021 for adoption. The Council must review and update the FEMA flood map and associated changes to the City’s existing development regulations. The Department of Ecology made last-minute clarifications to the document received by council for this meeting. The DOE has also made specific required changes, as well as changes that are recommended but not required. Councilmember Lundh asked why this was brought to council at the last minute. Gregg Dohrn responded that this update has been known for years, but a decision was made to leave it to the last minute and agreed it would have been more appropriate if this had been brought to council one year ago when the Critical Areas Ordinance came before the council. Staff assured council there is the opportunity for thoughtful review. *A motion was made by Matthew Lundh and seconded by Beth Williams to bring the Ordinance back to the next meeting with highlighted changes, as there was not enough time provided for council to review. The agenda item was tabled until the 09/13/2021 Regular City Council meeting.*

Councilmember Comments

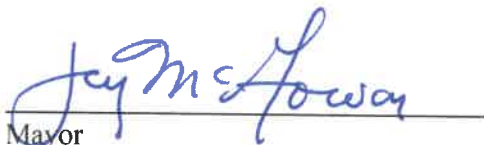
Councilmember Lundh stated comment letters regarding the 47 Degrees North Project were sent to the City of Cle Elum from the County and the City of Roslyn which council members did not receive.

Committee Reports

None

Motion to Adjourn.

A motion was made by John Glondo and seconded by Mickey Holz to adjourn at 8:58 pm. The next regular meeting is scheduled for Monday September 13, 2021, at the Cle Elum City Council Chambers at 6:00 p.m.


Mayor


Attest