

CITY OF CLE ELUM
PLANNING COMMISSION MEETING
DRAFT - Meeting Minutes
April 19, 2022 6:00pm Hybrid Meeting

1. Call to Order & Roll Call

Chair Berndt called the meeting to order at 6:00pm.

Commission members present: Chair Berndt, Commissioner Torrey,
Commissioner Fluegge and Commissioner Kurtz

Commission members absent: NONE

Staff present: Designated City Planner Gregg Dohrn; Planning Consultant
Meagan Hayes; and Permit Technician Virgil Amick

2. Set Agenda

A motion was made by Commissioner Fluegge and seconded by Commissioner Kurtz to accept the agenda with revisions to add the 2022 Work Plan discussions to New Business; none opposed. Motion carries and the meeting agenda is set.

3. Adoption of Minutes

A motion was made by Commissioner Torrey and seconded by Commissioner Kurtz to approve the April 5, 2022 meeting minutes as presented; none opposed. Minutes approved.

4. Staff Report

a. Mr. Gregg Dohrn, Designated City Planner

i. Update to City Planner Position

- o Mr. Dohrn reported that two applications for the City Planner position have been received; however, it is ideal to have a broader candidate pool. Outreach is ongoing and the position will remain open until filled.

ii. Update to Planning Commission Vacancies

- o Mr. Dohrn did not have an update from the Mayor regarding the vacancies of the Planning Commission.
- o Commissioner Berndt asked staff if those who have applied but have not been selected for appointment have been notified of such; Mr. Dohrn was unable to confirm that, as appointments are made by the Mayor with confirmation by the City Council.

5. New Business

a. 2022 Work Plan

- i. Mr. Dohrn introduced the draft updated 2022 Work Plan as developed by Planning Staff. The plan includes various ongoing projects, including the Critical Areas Ordinance, the Flood Damage Prevention regulations, the 2022 Comprehensive Plan docket updates, and other annual project actions (draft work plan attached herein at Exhibit A).
- ii. The presented work plan is in draft form and is subject to modifications based on progress, incoming land use applications, and other unforeseen circumstances.

6. Unfinished Business

a. Draft Critical Areas Ordinance

- 1 i. Mrs. Hayes presented the most updated draft of the Critical Areas Ordinance.
2 Recent revisions include modifications to the RMZ widths to incorporate Best
3 Available Science practices and policies.
- 4 ii. Mrs. Hayes proposed next action steps for the draft Critical Areas Ordinance
5 to include:
 - 6 o SEPA Consult to the Department of Ecology to enable comprehensive
7 review by State Agencies and Tribal partners
 - 8 o Notice to Commerce with intent to adopt within 60-days
- 9 iii. Commissioner Torrey shared support of the proposed action steps and
10 encouraged staff and the Planning Commission to be prepared and willing to
11 accept and incorporate the feedback received during the review period.
- 12 iv. A motion was made by Commissioner Torrey to move the Critical Areas
13 Ordinance ahead in a manner to enable formal Consult with the Department of
14 Ecology and Notice to the Department of Commerce with intent to amend;
15 Fluegge seconded. None opposed, motion carries.
- 16 v. Staff will initiate these action steps and will aim to have all applicable notices
17 out by May 5, 2022.

18 b. Critical Areas Administrative Checklist

- 19 i. Staff presented the updated draft of the checklist for critical area review.
- 20 ii. Commissioner Torrey offered additional recommendations and feedback to
21 further improve the checklist:
 - 22 o Consolidation of all rows pertaining specifically to wetlands
 - 23 o Addition of WDFW technical resource to the Fish and Wildlife row
 - 24 o Renaming hyperlinks to improve understanding and readability.
- 25 iii. Commissioner Torrey also posed a suggestion to incorporate the critical areas
26 checklist with all SEPA Checklists; staff will attach the checklist to the SEPA
27 checklist once the critical areas checklist is finalized and approved by the
28 Commission for use.
- 29 iv. Staff will incorporate the suggested revisions and present the next draft
30 checklist at the next regular meeting.

31 **7. Next Meeting Agenda Development**

- 32 a. The next agenda will include:
 - 33 i. Ongoing review and consideration of the Critical Areas Administrative
34 Checklist (action anticipated)
 - 35 ii. Final review of the updated 2022 Work Plan (action anticipated)
 - 36 iii. Flood Damage Prevention Ordinance (action anticipated)
 - 37 iv. Staff report by Mr. Gregg Dohrn

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

39 Ingrid Vimont, 291 Nelson Creek Road, Cle Elum, WA

40 Ms. Vimont shared her concerns regarding growth and suggested that all development
41 applications be required to submit Emergency Evacuation Modeling alongside their
42 development applications. Additional comment was submitted via email and is attached
43 hereto as Exhibit B.

44
45 Phill Hess, 4650 Airport Rd., Cle Elum, WA

46 Mr. Hess stated that the proposal to incorporate the Site Potential Tree Height Best
47 Available Science into the draft Critical Areas Ordinance is causing the Critical Areas
48 Ordinance to be more complicated. Mr. Hess suggested the City not incorporate this

1 specific practice and develop simple numerical buffer standards. Mr. Hess also shared his
2 comments as related to the FireWise Committee he serves on and the Comprehensive
3 Plan Docket application that will be considered in coming meetings. Mr. Hess believes
4 that the City will need to hire experts to assist the FireWise Committee in establishing the
5 language for the Comprehensive Plan. Additional comment was submitted via email and
6 is attached hereto as Exhibit C.

7 **9. Commissioner Comments and Discussion**

8 a. Commissioner Fluegge

9 i. Commissioner Fluegge shared his concerns that a Community Master Plan is
10 not on the 2022 Work Plan for the Planning Commission. Commissioner
11 Fluegge shared with the Commission that he does not think the
12 Comprehensive Plan should be used as such and that the city needs a “big
13 picture document”.

14 ii. Commissioner Fluegge also informed the Commission that he would not be
15 present at the next regular meeting of the Planning Commission due to a work
16 conflict.

17 b. No other Commissioner comments/discussions presented

18 **10. Adjournment**

19 Chair Berndt called for a motion to adjourn. A motion was made by Commissioner
20 Fluegge and seconded by Commissioner Torrey to adjourn the regular meeting of the Cle
21 Elum Planning Commission at 7:25 pm; none opposed. Meeting adjourned.

City of Cle Elum, Washington
Draft Updated 2022 Planning Commission Work Program
April 19, 2022

Note: This work program is subject to a quarterly review and update. It is also a goal to implement a revised schedule of monthly Planning Commission meetings during 2022.

April 19, 2022, Regular Meeting.

1. Present draft updated 2022 City Planning Priorities and Planning Commission Work Program.
2. Authorize City Staff to initiate integrated SEPA/GMA review process of proposed amendments to update the Critical Areas Regulations.

Note: The integrated 60-day SEPA/GMA review process for the proposed updates to the City's regulations to preserve and protect environmentally sensitive areas (aka critical areas) would end on or about June 27, 2022, and as a result, the required public hearing could be scheduled for the July 19, or August 2, 2022, Regular Planning Commission meeting, or alternatively, at a Special Meeting of the Planning Commission on July 12, scheduled in lieu of meeting on July 5th.

May 3, 2022, Regular Meeting.

1. Review and finalize draft updated 2022 Planning Commission Work Program.
2. Discussion of draft updated Flood Prevention Regulations and authorization of Expedited 14-day State Agency Review and Comment Period.

May 17, 2022, Regular Meeting.

1. Discussion of 2022 Docketing Proposals.
 - a. Firewise/Urban Wildfire Prevention.
 - b. Affordable Housing.

June 7, 2022, Regular Meeting

1. Public hearing and recommendation to City Council on updated Flood Prevention Regulations.
2. Continued discussion of 2022 Docketing Proposals.
 - a. Fire Wise/Urban Wildfire Prevention.
 - b. Affordable Housing.

Note: The Chair of the Planning Commission would present the recommended Flood Prevention Regulations at the June 13th City Council meeting.

June 21, 2022, Regular Meeting

1. Hold for continued discussion of recommendation to City Council on updated Flood Prevention Regulations (if needed).
2. Authorize City Staff to initiate integrated SEPA/GMA review process of docketed 2022 Comprehensive Plan/Development Regulation Amendments.
 - a. Fire Wise/Urban Wildfire Prevention.
 - b. Affordable Housing.

Note: The integrated 60-day SEPA/GMA review process for the proposed amendments would end on or about September 6, 2022, and as a result, the required public hearing would be scheduled for the September 20th Regular Planning Commission meeting.

July 5, 2022, Regular Meeting

Note: This meeting may be canceled or if need be, rescheduled to July 12, 2022.

July 19, 2022, Regular Meeting

1. Presentation of written comments received on the draft updated Critical Areas Regulations.
2. Public hearing on the draft updated Critical Areas Regulations.
3. Review and discussion of all public comments on draft updated Critical Areas Regulations.

August 2, 2022, Regular Meeting

1. Prepare recommendation to City Council on draft updated Critical Areas Regulations.

Note: The Chair of the Planning Commission would present the recommended amendments at the August 8th City Council meeting.

August 16, 2022, Regular Meeting

1. Hold for additional discussion of recommendation to City Council on draft updated Critical Areas Regulations, if needed.

Note: This meeting would be cancelled if additional time is not required to finalize recommendation to City Council on draft updated Critical Areas Regulations.

September 6, 2022, Regular Meeting

Note: This meeting may be cancelled.

September 20, 2022, Regular Meeting.

1. Presentation of the written comments received on the docketed 2022 Comprehensive Plan/Development Regulation Amendments.
 - a. Fire Wise/Urban Wildfire Prevention.
 - b. Affordable Housing.
2. Public hearing on docketed 2022 Comprehensive Plan/Development Regulation Amendments.
 - a. Fire Wise/Urban Wildfire Prevention.
 - b. Affordable Housing.
3. Review and discussion of all public comments received on docketed 2022 Comprehensive Plan/Development Regulation Amendments.
 - a. Fire Wise/Urban Wildfire Prevention.
 - b. Affordable Housing.

October 4, 2022, Regular Meeting

1. Prepare recommendation to City Council on the docketed 2022 Comprehensive Plan/Development Regulation Amendments.
 - a. Fire Wise/Urban Wildfire Prevention.
 - b. Affordable Housing.

Note: The Chair of the Planning Commission would present the recommended amendments at the October 10th City Council meeting.

October 18, 2022, Regular Meeting

1. Hold for further deliberations of recommendation to City Council on the docketed 2022 Comprehensive Plan/Development Regulation Amendments, if needed.

Note: The Chair of the Planning Commission would present the recommended amendments at the October 24th City Council meeting.

November 1, 2022, Regular Meeting

1. End of year review and discussion of draft annual Planning Commission report to the City Council.
2. Review and comment on 2023 City Planning priorities.
3. Review and comment on draft 2023 Planning Commission Work Program.

November 15, 2022, Regular Meeting

Note: Hold for unfinished business or emergent issues if needed, if not, cancel meeting.

December 6, 2022, Regular Meeting

1. Finalize end of year report and recommendations.

December 20, 2022, Regular Meeting

Note: Hold for unfinished business or emergent issues if needed, if not, cancel meeting.

FW: Vimont Planning Commission comments 11/19/2022

Planning <planning@cleelum.gov>

Thu 4/21/2022 7:06 AM

To: Meagan Hayes <mhayes@cleelum.gov>

From: Ingrid Vimont <email4ingrid@yahoo.com>

Sent: Wednesday, April 20, 2022 8:10 PM

To: Planning <planning@cleelum.gov>; Gary Berndt <berndts@q.com>

Subject: Vimont Planning Commission comments 11/19/2022

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

These are my written comments that I presented to the Planning Commission 4/19/22

Vimont Planning Commission comments 4/19/22

In relation to the explosive growth Upper Kittitas County is facing since 2020, the following are my personal and professional recommendations for successful, sustainable, healthy, fair long-term growth.

- Slow down
- Regroup
- Operate in a strategic & comprehensive manner
- Utilize best case and worst case scenarios to plan a healthy community (learn from other's mistakes)
- Require emergency evacuation traffic modeling
- Reinforce current infrastructure for sustainable growth (water, sewer, road systems, schools, EMS, fire, police, etc.)
- Partner with all local service providers (fire, EMS, police, water, sewer, roads, etc.)
- Revisit & Update templates for sustainable growth processes for negotiating with new and existing developers
- Offer all local service providers a seat at the planning table
- Plan and execute growth regionally vs locally
- Hire a full time city attorney to protect the interest of the entire greater Cle Elum area

Thank you for entering my comments into the Planning Commission record.

Ingrid Vimont, RN

206-484-3812

City Planning Commission Meeting – April 19, 2022

My name is Phil Hess, I reside at 4650 Airport road

Attn Meagan Hayes:

Following are my comments submitted verbally at the subject meeting relative to the City CAO currently under consideration.

I believe it is an unnecessary complication to use SPTH as a criteria for type F, Np, Ns stream buffers., (RMZ's)

To me, it makes much more sense to simply use a fixed width buffer for these streams.

This is especially appropriate because I believe we only have one Type F – Crystal Creek – that will be affected by the proposed CAO

I believe the only other F, Np, Ns streams within the City are already within the City Heights Development Agreement and as such will not be subject to the new, updated CAO. There may be typed waters in future UGA's.

These City Heights streams are currently being buffered by Forest & Fish Law FPA rules.

The proposed CAO buffers for F, Np, Ns exceed F & F buffers which is fine and I support.

If you haven't already done so, I recommend a complete inventory of F, Np, Ns within City jurisdiction (and future UGA's) and not already under an existing development agreement.

If this inventory reveals typed waters then I believe the adjacent property owners (within the City only) should be notified of the implications of the new CAO. There shouldn't be very many.

If you think I'm off base on all this, ok to ignore or tell me so !

Thank-you

/s/

Phil Hess