

CITY OF CLE ELUM
PLANNING COMMISSION MEETING
Meeting Minutes
November 7, 2023 | 6:00 p.m.

1. Call to Order & Roll Call

Commissioner Berndt called the meeting to order at 6:00 p.m. Commissioners present; Gary Berndt (chair), Colonel Paul Kantwill, Elizabeth Torrey, and Ian Steele. Matt Fluegge and Colin Brissey absent and excused.

Also in attendance, Planning Consultant Colleda Monick.

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

Public Comments

Jakob McGehe and Justin McGehe, owners of Snowy River Equipment spoke to the Commissioners regarding their need to expand their business and the difficulties in finding properly zoned parcels that could support expansion. They are interested in a parcel that is zoned General Commercial, but under current zoning regulations, their business type is not supported under this zone without requirements that are prohibitive to them conducting business. They asked the Commissioners to consider reviewing existing code to see if updates could be made that might allow additional “industrial uses” to be permitted in the General Commercial zoning district through code amendment(s).

Robert Bator, owner of Bator Lumber. He is planning on listing his business in the spring and is concerned that his property was rezoned through the 2021 zoning updates. His existing business is considered an Industrial Use and is now legal non-conforming under the updated zoning. He is concerned that the existing zoning limits the sale of his property. He requested that the commission review current code requirements in the Industrial and General Commercial zones to see if there were any opportunities for amendments.

**Staff to share zoning map old and new with planning commission and create a presentation to start discussions on possible code amendments between allowable uses in GC vs. Industrial.*

3. Adoption of Minutes

Commissioner Kantwill motioned to accept the minutes of October 3, 2023, as written, Commissioner Torrey seconded. Motion passed.

4. Public Hearing

None Scheduled

5. Staff Report

a. Update from Chair Berndt, newspaper article talking about the build out of Upper Kittitas County that he would like shared with the commission. Berndt also attended a presentation by the Central Washington Home Builders Association in which they [CWHBA] shared that new requirements under the energy code and building code are increasing building costs by roughly \$130,000/home.

- b. Update from Planning Consultant Colleda Monick: City has submitted an application for the Climate Planning Grant Funding. This is funding to implement HB 1181 which adds a climate goal to the Growth Management Act and requires local comprehensive plans to have a climate element with resilience and greenhouse gas emissions mitigation sub elements. If funding is granted, the city would work with a consultant to draft updates to the Comprehensive Plan, working closely with the Planning Commission.

Critical Areas Ordinance. The city has passed this; however, the Department of Fish and Wildlife has expressed some concerns about the regulations, specifically as they related to buffers. The mayor and staff met with DFW as well as members from the Department of Commerce to discuss possible next steps and it was concluded that DFW would like to provide a redline version of their recommended changes to our recently adopted code and present those to the Planning Commission for review and discussion at the next Planning Commission meeting.

6. New Business

- a. Presentation and discussion on Zero Lot Line and Common Wall proposed code regulations.

7. Next Meeting Agenda Development:

- a. Critical Areas – presentation from Department of Fish and Wildlife
- b. General Commercial/Industrial Zoning – put together a presentation for the commission to discuss what's allowed and what isn't.

8. Commissioner Comments and Discussion

Chair Berndt mentioned that his term expires at the end of the year.
Veteran's Day events at both the Middle School and High School this coming week.

9. Adjournment

Commissioner Berndt called for a motion to adjourn. Commissioner Katnwill motioned and Commissioner Torrey seconded to adjourn the meeting. The next regular meeting is scheduled for Tuesday, December 5, 2023, at 6 p.m.

There will not be a January meeting. February 6, 2024 – Planning Commission Elections.