

CITY OF CLE ELUM
PLANNING COMMISSION MEETING
Meeting Minutes
December 5, 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, Colin Brissey, and Ian Steele. Kantwill moved to excuse Matt Fluegge, Brissey seconded. Motion carried.

Also in attendance, Planning Consultant Colleda Monick.

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

None.

3. Adoption of Minutes

Commissioner Torrey motioned to accept the minutes as amended to reflect the correct date of November 7, 2023, Commissioner Steele seconded. Motion passed.

4. Public Hearing

None Scheduled

5. Staff Report

- a. Update from Chair Berndt, Wendy's is open. Met again with the Public Works Director from the County, Mark Cook, and relayed that the county is continuing to move towards more regional planning efforts.
- b. Update from Planning Consultant Colleda Monick:
 - On Tuesday, January 23rd at Cle Elum City Hall, Council Chambers, Commerce will be hosting an in-person Short Course for Planning. Official invite and notice will be shared soon. This Short Course includes a mandatory training on the Open Public Meetings Act for local government officials. They will provide an overview of land use planning laws and provide guidance on comprehensive planning under the Growth Management Act meant to help educate decision makers on their role in city planning.
 - The city received funding from QUADCO (regional transportation funding) to conduct a feasibility study for extending Columbia Ave and creating a railroad crossing – this could provide access to several parcels that are not currently accessible.
 - Funding for the remaining Downtown Revitalization has been secured and construction from Oakes to Peoh will be in the spring of 2024.
 - The Planning Commission will return to meeting twice a month; first and third Tuesdays of the month beginning in February.

6. New Business

- a. Presentation by the Washington State Department of Fish and Wildlife (WDFW) regarding their concerns over the recently passed Critical Areas Ordinance. WDFW shared a PowerPoint and discussed their concerns with the City's recently adopted Critical Areas Ordinance.

Presentation by:

Kara Whittaker, Land Use Conservation and Policy Section Manager
Perry Harvester, Regional Habitat Program Manager

WDFW recommended that the Commission consider 1) adopting the 2022 draft CAO language as provided by WDFW, 2) Adopt Site Potential Tree Height for all watercourses; or 3) Develop other riparian buffers which incorporate BAS but are tailored to Cle Elum's needs.

Commissioner Kantwill recommended that the Commission consider working with WDFW to develop standards that would be specific to the city. Staff to follow up with WDFW to schedule a planning session where this could be further discussed and developed.

- b. Presentation and discussion regarding Commercial (GC) vs. Industrial (I) Zoning Permitted uses. The Commissioners discussed and considered if there were Industrial permitted uses that might be considered allowable in the General Commercial either through a Conditional Use permit or as a permitted use.

Commissioner Torrey suggested the following Industrial uses could be considered permissible as permitted uses under the GC: F, L, N, P.

- F. Food and dry goods processing, packaging and distribution operations;
- L. Public utility and governmental structures and/or uses;
- N. Veterinary clinic within the enclosed structure;
- P. Retail sales involving equipment or vehicles normally stored or displayed outside and used for manufacturing, farming or construction.

Discussion surrounding a previously presented Permitted Use Table and whether or not it was feasible to revitalize that document and use it as a starting point. Staff to research and provide an update at the next meeting.

Commissioner Brissey made a motion to develop a 2024 Title 17 code amendment workplan with dates and timelines for completion. Commissioner Torrey seconded. Motion carries. [*Commissioner Brissey recommended that the Commission schedule a supplemental meeting to discuss this.*]

7. Citizen Comments on Agenda Items (limited to 5 minutes)

All Public Comments were regarding the Commission's discussion surrounding General Commercial vs. Industrial Permitted Uses:

Jakob McGehe and Justin McGehe, owners of Snowy River Equipment spoke to the Commissioners about their business needs and how the code currently affects their ability to expand.

Thomas Drach and Laura Lee live outside of city limits but are interested in becoming part of the community and moving to Cle Elum full time. They would need industrial property to conduct their business under the current permitted use structure. Their business is in manufacturing components, utilizing a CNC machine.

Lorreta Sweigard, Commercial Relator, spoke on behalf of Bator Lumber, providing insight into how the zoning changes have affected Mr. Bator in selling his property. His property was previously zoned Industrial and was rezoned to General Commercial during the last Comp Plan Amendment update [November 2022].

8. Next Meeting Agenda Development:

- a. Planning Matrix Review/Updates
- b. Determine if the city would like to open the Annual Amendment process for Comprehensive Plan Updates, governed by RCW 36.70A.130 and CEMC 17.122
- c. Title 17 Amendments Work Plan
- d. Planning Commission Elections

9. Commissioner Comments and Discussion

10. Adjournment

Commissioner Berndt called for a motion to adjourn. Commissioner Kantwill motioned and Commissioner Brissey seconded to adjourn the meeting at 8 pm. The next regular meeting is scheduled for February 6, 2024, at 6 p.m.

There will not be a regular January meeting; but there will be a Short Course presentation by the Department of Commerce on January 23, 2024 at 6 PM.