

Planning Commission Agenda

March 18, 2025

6:00 PM

MAYOR
MATTHEW LUNDH

CITY ADMINISTRATOR
ROBERT OMANS

CITY PLANNER
COLLEDA MONICK

CITY CLERK
DEBBIE LEE



119 W FIRST STREET
CLE ELUM, WA 98922

PLANNING COMMISSION
GARY BERNDT
VACANT
JONATHAN CORNELIUS
MARC KIRKPATRICK
COLIN BRISSEY - VICE-CHAIR
PAUL KANTWILL - CHAIR
IAN STEELE

CITIZEN ALTERNATE
VACANT

Join Virtually with Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBjVC9GdVQ1d2ISRExwZFhXZz09>
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode:98922

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1. **Call to Order & Roll Call**
2. **Public Comment - Limited To 5 Minutes**
3. **Adoption of Minutes**
 - a. March 4, 2025
4. **Business Requiring Public Hearings**
 - a. None scheduled.
5. **Planning Update**
 - a. Commissioner Cornelius - Climate Task Force Update
 - b. Planning Consultant Colleda Monick - Staff Announcements
6. **New Business**
 - a. 17.14 - NEW Table of Permitted Uses
 - b. 14.20.030 - Definitions
7. **Next Meeting Agenda Development**
 - a. Climate Task Force Update
 - b. Complete Text Amendment Summary and Exhibits: 17.14; 17.16; 17.20; 17.24; 17.28; 17.32; 17.34; 17.36; 17.50; 17.90; 14.20.030; 14.30.040; 14.30.240; 16.30.040
8. **Commissioner Comments and Discussion**
9. **Adjourn**

Planning Commission Agenda

March 18, 2025

119 W FIRST STREET
CLE ELUM, WA 98922

Upcoming Meetings:

Public Safety & Health Committee Meeting: March 19, 2025 @ 1:00 p.m.

Regular Council Meeting: March 25, 2025 @ 6:00 p.m.

General Government Committee Meeting: March 26, 2025 @ 8:30 a.m.

Planning Commission Meeting: April 1, 2025 @ 6:00 p.m.

Public Works & Community Development Committee Meeting: April 2, 2025 @ 12:00 p.m.

Coal Mines Trail Commission Meeting: April 7, 2025 @ 6:00 p.m.

Lodging Tax & Event Committee Meeting: April 9, 2025 @ 8:30 a.m.

Historical Preservation Commission Meeting: April 15, 2025 @ 3:00 p.m.

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
March 4, 2025 | 6:00 PM

Call to Order

Chair Kantwill called the meeting to order at 6:10 PM

Roll Call

CEPC Members Present: Chair Paul Kantwill, Vice-Chair Colin Brissey, Gary Berndt, and Ian Steele (remote)

CEPC Members Absent: Marc Kirkpatrick and Jon Cornelius. Commissioner Brissey made a motion to excuse Kirkpatrick and Cornelius. Commissioner Berndt seconded. Motion carried, Kirkpatrick and Cornelius excused.

Council Liaison Present: Cassidy Buechele-Curtis

Staff Present: Colleda Monick

Public Comment

None

Adoption of Minutes

Commissioner Brissey motioned to accept the February 18, 2025 minutes as presented.

Commissioner Berndt seconded. Motion passed.

Public Hearing- City Planning

None Scheduled

Commission and Staff Reports

Commissioner Brissey invited Council Liaison Buechele-Curtis to provide an update on the Sub-Committee's work on the Table of Permitted Uses. The committee met earlier today to review and finalize documents for presentation at the Commission's next meeting. Buechele-Curtis praised the committee's efforts, highlighting the diverse perspectives contributed by its members. She gave special recognition to John Hein, a community volunteer, for offering valuable insight as both a resident and business owner.

Colleda Monick, Staff Announcements:

- **Planning Commission & Historic Preservation Commission Openings:** There are still vacancies on both commissions. Interested community members are encouraged to apply.

- **Climate Task Force Open House:** Scheduled for March 11th from 12:30 to 3:00 PM at the Senior Center. A discussion on this topic is also anticipated at a future Planning Commission meeting, likely in April.
- Upcoming Public Hearings & Decisions:**
- **4240 Bullfrog Road Apartments:** Public hearing scheduled for March 5, 2025, at 1:00 PM.
 - **Bullfrog Flats:** The Hearing Examiner's recommendation will be available to the public on March 6, 2025. A Closed Record Public Hearing will take place before the City Council at a Special Meeting on March 25 at 4:00 PM.
 - **Whole Health Pharmacy Variance:** The variance request for the use of public right-of-way for a drive-thru has closed its public comment period. Staff anticipates issuing a decision by the end of the month.
 - **SS4A – Safe Streets for All Survey:** The survey is available online until April 4, 2025, and community members are encouraged to participate.

New Business

1. CEMC 17.50 – P Public Reserve District

These changes are being proposed to provide clarification and consistency between the updated zoning map and the existing code.

The current title, "P Public Reserve Area," no longer aligns with the city's updated zoning map. Renaming it to "PU Public Use" will ensure consistency between the zoning code and the map, providing clarity for property owners, developers, and city staff.

Commissioners reviewed and discussed the proposed changes and agreed to move forward.

2. CEMC 16.30.040 – Final Plats

These changes are being proposed to streamline the Final Plat approval process, consistent with RCW 58.17.100 which allows the council, by ordinance, to delegate Final Plat approval to the administrative personnel. The Preliminary Plat approval establishes the various standards and requirements that have to be met prior to Final Plat approval, which staff is an active participant in throughout the development process.

Commissioners reviewed and discussed the proposed changes and agreed to move forward.

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

1. Climate Element Update
2. CEMC 17.14 NEW Table of Permitted Uses
3. CEMC 14.20.030 Definitions

Commissioner Comments and Discussion

Chair Kantwill provided the following update: The Kittitas Conservation Trust (KCT) has been actively involved in planning modifications to river flow at Hanson Ponds and has provided periodic updates throughout the process. Their efforts have aligned with the City Council's previous decisions, transitioning from one course of action to another. Recently, KCT briefed the group on the details of the current approach. However, there are concerns that the plan may prioritize fish habitat over maintaining adequate recreational opportunities, which is a key consideration for the city. As the project moves toward the 30% planning stage, community members may want to stay informed and consider engaging in the discussion.

Adjournment

Chair Kantwill closed the meeting at 6:47 p.m. with the Commission to reconvene on March 18, 2025 at 6:00 p.m.

Chair Kantwill

Date

City of Cle Elum Planning Commission

March 18, 2025

Subject – *New Chapter* Table of Permitted Uses

Staff Narrative: The Planning Commission recognized the need to bring clarity, consistency, and efficiency to the City’s zoning code by establishing a well-defined Table of Permitted Uses. Historically, permitted and conditional uses have been scattered across various zoning districts, creating inconsistencies and unnecessary complexities in the development review process. While the City’s code outlines multiple levels of review (Type I through Type IV), these distinctions have not been fully utilized, leaving many uses subject to more intensive review than necessary.

To address these issues, the Planning Commission formed a sub-committee that met seven times over the course of five months to develop a comprehensive, user-friendly Table of Permitted Uses. This effort was driven by three key guiding principles:

1. **Ensuring Every Use Has a Place** – Every potential land use should be allowed in at least one zoning district, eliminating ambiguity and providing clear development opportunities.
2. **Streamlining the Review Process** – Whenever feasible, administrative approvals should be allowed with public comment, reducing unnecessary delays while still maintaining transparency and community input.
3. **Reserving Higher-Level Review for True Conflicts** – Type III reviews, which require a hearing examiner, should be reserved for cases where a potential conflict of use exists, ensuring that resources are focused where they are most needed.

The sub-committee’s approach was not only about compiling uses into one table but also about refining how uses are reviewed. By aligning zoning decisions with the intent of each district, introducing definitions for greater clarity, and balancing efficiency with public oversight, this work lays the foundation for a more predictable and business-friendly regulatory environment.

Ultimately, this effort reflects the City’s commitment to thoughtful planning, economic development, and a zoning code that serves both the community and those looking to invest in it. The proposed table will provide a clearer path forward for property owners, developers, and city staff alike—ensuring that zoning decisions are fair, consistent, and in line with the City’s long-term vision.

17.14 – (New) Permitted Land Uses (Exhibit XX)

The City is proposing this new section of code that includes a Table of Permitted Uses to bring clarity, consistency, and efficiency to its zoning regulations. Currently, permitted and conditional uses are spread across multiple zoning districts, creating inconsistencies and unnecessary complexities in the development review process. By fully utilizing the City’s existing review levels outlined in CEMC 14.30.040 (Type I through Type IV), the new table streamlines approvals, reduces unnecessary delays, and ensures a more predictable process for property owners, developers, and city staff. This update aligns with the City’s commitment to thoughtful planning, economic development, and a zoning code

that supports both community needs and future investment. It includes a purpose statement, land use classification section, table of permitted uses, unclassified uses, and home occupations.

- 17.14.010 – Purpose.
 - Added a purpose statement to clarify the intent and objectives of the regulations within this chapter. To help ensure consistency in interpretation, guiding decision-makers, property owners, and developers on how the zoning provisions should be applied. The statement also provides a legal basis for enforcement by linking the regulations to broader planning goals, such as protecting public health and safety, promoting orderly development, or preserving community character.
- 17.14.020 - Land use classification.
 - The purpose of this section is to establish a classification system for land uses within each zoning district, which dictates the level of review required based on the complexity and potential impacts of the proposed use. This system ensures that land uses are reviewed appropriately to promote compatibility with district intent, surrounding development, and the Cle Elum comprehensive plan.
- 17.14.030 - Table of permitted uses
- 17.14.040 - Unclassified uses
 - Provides directives on how to process uses that are not identified in the table.
- 17.14.050 - Home Occupations
 - Relocated from Chapter 17.16.

EXHIBIT XX
***NEW* Chapter 17.14**
PERMITTED LAND USES

Sections:

- 17.14.010 Purpose.**
- 17.14.020 Land use classification system.**
- 17.14.030 Table of permitted land uses.**
- 17.14.040 Unclassified uses.**
- 17.14.050 Home occupations.**

17.14.010 Purpose.

The purpose of this chapter is to provide clarity and consistency in the City's zoning regulations by establishing a Table of Permitted Uses that aligns with the intent and character of each zoning district. Some uses are inherently compatible with a district's purpose and can be permitted outright, while others may require additional review to ensure that potential impacts are mitigated through careful site design. In some cases, certain uses may be fundamentally incompatible with a district's objectives and are therefore not allowed. This chapter defines where specific uses are permitted, identifies the appropriate level of review for each, and ensures that zoning decisions support the City's long-term vision for balanced growth, economic development, and community character.

17.14.020 Land use classification system.

Land uses within each zoning district shall be classified into four principal categories which establish a class of use. The class of use generally corresponds to a type of review that is based on a level of review complexity. However, certain circumstances may alter the type of review due to a higher or lower complexity.

A. Class (1) uses are permitted, provided the district standards are met. The administrative official shall use the procedures in CEMC Chapter 14.30.050 to review Class (1) uses and associated site improvements. Class (1) uses in certain situations may require a Type (2) review, as required by CEMC 14.30.040.

B. Class (2) uses are generally permitted in the district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and

occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) review by the administrative official is required in order to promote compatibility with the intent and character of the district and the policies and development criteria of the Cle Elum comprehensive plan.

C. Class (3) uses are generally not permitted in a particular district, but may be allowed by the hearing examiner after a Type (3) review and public hearing. The hearing examiner may approve, deny, or impose conditions on the proposed land use and site improvements to promote compatibility with the intent and character of the district and the policies and development criteria of the Cle Elum urban area comprehensive plan.

D. Uses Not Permitted. Any use listed in Table 4-1 and not classified as either a Class (1), (2), or (3) use in a particular district shall not be permitted in that district. A request for an unclassified use, under CEMC 17.14.040, that is denied by the hearing examiner is considered as a use not permitted.

E. Multiple Uses. When two or more uses are proposed for the same project, the entire project shall be subject to the type of review required by the highest classified use, Class (3) uses being higher than Class (2), and Class (2) uses being higher than Class (1).

F. Administrative Official's Determination of Table of Permitted Land Uses.

1. The administrative official shall be authorized to determine whether a new or expanded use not otherwise identified in Table 4-1, Permitted Land Uses, is consistent with or similar to those already provided for within the table.
2. In the event that an applicant is aggrieved by a verbal determination of the administrative official, the applicant may submit a request for a written determination to the city of Cle Elum planning division.
3. If the administrative official cannot conclusively determine that a new or expanded use is consistent with or similar to those identified within Table 4-1, the determination may be considered as an administrative interpretation under CEMC 14.10.030.

17.14.030 Table of permitted land uses.

Table 16.1. Permitted Land Uses

	R	MFR	DC	EC	GC	I	PU
AMUSEMENT AND RECREATION							
Entertainment Venue(*)				<u>32</u>	1		
<u>Game Room(*)</u>			<u>3</u>	<u>2</u>	<u>1</u>		
Open Air/Outdoor Market(*)			1	1	1		
Parks(*)	3	1					1
RV Park(*)	3	3		3	3	3	

	R	MFR	DC	EC	GC	I	PU
<u>Social Card Rooms(*)</u>			<u>3</u>	<u>3</u>	<u>3</u>		
Sports/Recreation Facility(*)				<u>12</u>	1		1
Theaters			1	<u>32</u>	<u>31</u>		
COMMUNITY SERVICES							
Cemetery/Crematorium with Funeral Home			<u>3</u>		<u>32</u>		
Churches, Synagogues, and Temples (*)	3	3	3	<u>1</u>	<u>1</u>		
Community Center (*) Meeting Halls, Fraternal Organizations	3	3	<u>12</u>	<u>1</u>	<u>1</u>		
<u>Correctional Facilities</u>							<u>3</u>
Day Care Center (*)	3	3		<u>1</u>	<u>1</u>		
Day Care Facilities (not home occupation): Family In-Home (*)	1	<u>1</u>					
Funeral Home not associated with Cemetery/Crematorium			3				
Hospital (*)		3			<u>2</u>		1
Libraries	3	3					1
Museums, Art Galleries			1		1		1
Public Facility (*)	3	3	1	1	1	1	1
Schools(*)	3	3					1
Business Schools (*)							1
Vocational Schools (*)							1
Community College/University							1
RESIDENTIAL							
Detached Single-Family Dwelling	1	1			3		
Accessory Dwelling Unit	1	<u>1</u>					
Existing Detached Single-Family Dwelling on Existing lots of record 5,000 sq/ft or less			<u>2</u>	<u>2</u>	<u>23</u>	<u>2</u>	
Detached Single-Family Dwelling (zero lot line)	2	2					
Attached Single-Family Dwelling, Common Wall	2	<u>2</u>					
Two-Family Dwelling (Duplex)	1	1					
Converted Dwelling	2	2					
Multifamily Development*		1	<u>2</u>	<u>2</u>	<u>32</u>		
Mixed-Use Building*			1	2	<u>23</u>	<u>2</u>	

Commented [CM1]: Acknowledgement of homes built in commercial districts prior to zoning districts, to keep them from being non-conforming. Which limits people's ability to expand. Keeping it at existing, doesn't make new residential uses allowed.

	R	MFR	DC	EC	GC	I	PU
<u>Mobile Home Park</u>					<u>3</u>		
Adult Family Homes/Group Homes	1	<u>2</u>	<u>3²</u>	<u>3</u>	<u>3</u>		
Nursing/Convalescent Home (Medical)	3	1		<u>2</u>	<u>2</u>		
<u>Retirement Home (Assisted Living)</u>	<u>2</u>	<u>1</u>		<u>2</u>	<u>2</u>		
Bed and Breakfast	3	<u>12</u>	<u>2</u>	<u>2</u>	<u>2</u>		
RETAIL TRADE AND SERVICE							
Animal Clinic/Hospital/Veterinarian			<u>2</u>	<u>1</u>	1	<u>12</u>	
<u>Car Wash/Detailing</u>			<u>3²</u>	<u>1</u>	<u>1</u>	<u>1</u>	
Bars/Taverns(*)			1	1	1		
Beauty and Barber Shops			1	1	1		
<u>Animal Grooming*</u>			<u>2</u>	<u>1</u>	<u>1</u>		
<u>Convenience Store w/ Gas Station</u>			<u>2</u>	<u>1</u>	<u>1</u>		
Financial Institutions			1	1	1		
General Retail			1	1	1	<u>2⁴</u>	
Hotels/Motels			1 ¹	1	1		
Pet Day Care/Animal Training/Kennel(*)				<u>2</u>	3	<u>2</u>	
Laundromats/Dry Cleaners			<u>2</u>	1	1	<u>2</u>	
Lumber Yards				2 ³	<u>1</u>	<u>1</u>	
Maintenance and Repair Shops				1	1	1	
Marijuana Retail			3	3	3	3	
<u>Massage Therapy/Spa</u>			<u>1</u>	<u>1</u>	<u>1</u>		
Micro-Brewery, Distillery, or Winery			<u>1</u>	1	1	<u>2</u>	
Mobile Vendor			1	1	1	<u>1</u>	
Motor Vehicle Sales				<u>1</u>	1 ⁵	1	
Offices and Clinics	3		1	1	1		
Contractor Office w/ Yard or Storage			<u>2²</u>	<u>1</u>	1	1	
<u>Contractor Office w/out Yard or Storage</u>			<u>1</u>	<u>1</u>	<u>1</u>		
Paint and Body Repair Shops				<u>1</u>	<u>2</u>	1	
Parking Lots and Garages			<u>3 & 2²</u>	1	<u>1</u>	1	
Parts and Accessories (tires, batteries, etc.)			<u>3 & 3²2²</u>	1	<u>1</u>	<u>1</u>	
<u>Broadcast Media</u>			<u>2</u>	<u>1</u>	<u>1</u>		
Recycling Drop-off Center (8)						3	

	R	MFR	DC	EC	GC	I	PU
<u>Sales/Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage</u>				<u>2</u>	<u>2</u>	<u>1</u>	
Sales/Rental: Heavy Equipment				<u>2</u>	<u>32</u>	<u>1</u>	
Restaurant			1	1	1		
<u>Restaurants, with Drive-In or Drive Through</u>			<u>2</u>	<u>1</u>	<u>1</u>	<u>2</u>	
Non-Hosted Short Term Rental*	<u>32</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>32</u>	<u>3</u>	
<u>Towing Services</u>				<u>1</u>	<u>2</u>	<u>1</u>	
Wrecking and Dismantling Yard						3	
INDUSTRIAL (or MANUFACTURING)							
Fabricated Structural Metal Products			<u>3²</u>	<u>32</u>	<u>1⁴2 & 3</u>	1	
Food Processing w/o Retail			<u>2 or 3²</u>	3	<u>1⁴2</u>	1	
Machinery and Equipment				3	<u>1⁴3</u>	1	
Marijuana, Producers, Processor, Research						<u>12</u>	
Plastic Products and Assembly				3	<u>1⁴3</u>	1	
Paperboard Containers and Boxes				3	<u>1⁴3</u>	1	
Prefabricated Structural Wood Products and Containers				3	<u>1⁴3</u>	1	
Printing, Publishing and Binding			3	<u>32</u>	<u>12</u>	1	
Wineries				<u>3</u>	<u>3</u>	<u>31</u>	
TRANSPORTATION							
Bus Terminals/Storage and Maintenance Facilities			<u>3²</u>	<u>1</u>	<u>2</u>	1	
Transportation Brokerage Offices, w/ Truck Parking/Contract Truck Hauling			<u>3²</u>	<u>2</u>	<u>3</u>	1	
Railroad Switch Yards, Maintenance and Repair Facilities, etc.			<u>3²</u>	<u>2</u>	<u>2</u>	1	
Airport							1
UTILITIES							
<u>Power Generating Facilities*</u>				<u>3</u>	<u>3</u>	<u>3</u>	
Utility Services*	3	3	3	3	3	<u>12</u>	
WHOLESALE TRADE - STORAGE							
Storage Facilities, Commercial*				<u>3</u>	<u>2</u>	1	
Residential Mini-Storage*		<u>3</u>		<u>2</u>	<u>32</u>	<u>1</u>	

*Indicates a definition

1. Hotels and residential uses shall be located in the upper floors of a building with only necessary entrances and lobbies at the street level.
2. See zoning code section 17.14.020 for uses not fronting on First Street.
3. Lumber yards and building materials, coal and fuel storage, providing that they are housed in buildings completely enclosed by walls and windows, and the yard regulations of this district shall be observed; and provided further that no such lumber yards, building material yards, coal and fuel stores shall be maintained closer than one hundred feet to the side lines of the R/RM or residential districts.
4. Manufacturing, production or treatment of products clearly incidental to the conduct of a retail business conducted on the premises.
5. Sales room or storerooms for motor vehicles and other articles of merchandise.

Commented [CM2]: I would propose to remove this.

Commented [CM3]: I would propose to remove this.

17.14.040 Unclassified uses.

Any use not listed in Table 4-1 is an unclassified use and shall be permitted only in those districts so designated by the hearing examiner. Any unclassified use permitted in a particular zoning district shall be allowed only as a Class (2) or (3) use.

17.14.050 Home occupations.

A. *Purpose.* The conduct of an accessory business within an existing dwelling may be permitted under the provisions of this section. It is the intent of this section to:

1. Ensure the compatibility of home occupations with other uses permitted in the underlying zone; and
2. Preserve the existing dwelling as the primary use of the structure or property; and
3. Maintain and preserve the character of residential neighborhoods; and
4. Promote the efficient use of public services and facilities by assuring these services are provided to the residential population for which they were planned and constructed, rather than commercial uses.

B. *Table of Permitted Home Occupations.* Table 16-2 titled "Table of Permitted Home Occupations" is incorporated as a part of this section. Each permitted home occupation listed in Table 16-2 is designated as a Type (1), (2) or (3) use for a particular zoning district. Proposed home occupations in existing dwellings in the commercial and industrial zoning districts shall follow the land use requirements of the MF zoning district. All permitted home occupations are subject to the standards of this title, including the specific conditions of subsection (C) of this section and the applicable review procedures of CEMC Chapter 14.30. Specific uses not permitted as home occupations are listed in subsection (H) of this section.

Table 16-2. Permitted Home Occupations*

Zoning District		
	R	MFR
Barbershop, beauty parlor	2	2
Day care, family home*	1	1

Professional services*	2	2
Dog grooming	2	2
Food preparation*	2	2
Home contractor*	1	1
Home office*	1	1
Home instruction*	1	1
Product assemblage/service*	1	1
Hosted short-term rental*	1	1
Unclassified home occupation		

Notes:

* Refers to definition in CEMC Chapter [14.20](#)

1 = Type (1) permitted home occupation

2 = Type (2) permitted home occupation

C = Conditional use, public hearing and approval by the hearing examiner required

C. *Necessary Conditions.* Home occupations are permitted as an accessory use to the residential use of a property only when all the following conditions are met:

1. The home occupation is conducted inside a structure within property on which is established the primary residence of the practitioner(s). For the purpose of administering this section, "primary residence" shall be defined as the residence where a person or persons resides for the majority of the calendar year;
2. The home occupation is incidental and subordinate to the residential functions of the property. No action related to the home occupation shall be permitted that impairs reasonable residential use of the dwelling;
3. There are no external alterations to the building which change its character from a dwelling;
4. The portion of the structure or facilities in which a home occupation is to be sited must be so designed that it may be readily converted to serve residential uses;
5. The business is conducted in a manner that will not alter the normal residential character of the premises by the use of color, materials, lighting and signs, or the emission of noise, vibration, dust, glare, heat, smoke or odors;

6. The home occupation does not generate materially greater traffic volumes than would normally be expected in the residential neighborhood; the frequency of deliveries should be comparable to that of a single-family home without a home business. No more than six customers or vehicle trips are permitted per day unless otherwise permitted through review;
7. There is no outside storage or display of any kind related to the home occupation except for typical vehicle parking associated with the business, but not including job trailers, food trucks, or similar accessory vehicles visible from the public right-of-way;
8. The home occupation does not require the use of electrical or mechanical equipment that would change the fire rating of the structure;
9. The home occupation does not require the use of electrical equipment that exceeds FCC standards for residential use;
10. The home occupation does not increase water or sewer use so that the combined total use for the dwelling and home occupation is significantly more than the average for residences in the neighborhood;
11. A business license is purchased where required;
12. One employee in addition to the owner/occupant is permitted;
13. All stock in trade kept for sale on the premises is produced on site by hand without the use of automated or production line equipment.

In granting approval for a home occupation, the reviewing official may attach additional conditions to ensure the home occupation will be in harmony with, and not detrimental to, the character of the residential neighborhood. Any home occupation authorized under the provisions of this title shall be open to inspection and review at all reasonable times by the building and enforcement official for purposes of verifying compliance with the conditions of approval and other provisions of this title.

D. *Materials and Storage.* The storage of equipment, materials, or goods shall be permitted in connection with a home occupation provided such storage complies with the following standards:

1. All equipment, materials, or goods shall be stored completely within the space designated for home occupation activities and not visible from the public right-of-way.
2. Only those materials or goods that are utilized or produced in connection with the home occupation may be stored within the dwelling unit or accessory building.

3. All flammable or combustible compounds, products, or materials shall be maintained and utilized in compliance with the fire code.
4. The frequency of home deliveries should be comparable to that of a single-family home without a home occupation associated with the residence. No more than six customers or vehicle trips are permitted per day unless otherwise permitted through review.

E. *Nameplates.* Only one nameplate shall be allowed. It may display the name of the occupant and/or the name of the home occupation (e.g., John Jones, Accountant). The nameplate shall be attached to the dwelling but shall not exceed two square feet in area or be illuminated.

F. *Application Fee and Review Period.* Home occupations which require a Type 2 review or conditional use permit for approval shall be made in accordance with the provisions of CEMC Chapter 14.30, except as noted, and shall be accompanied by the appropriate filing fee. The administrative official may accept an aerial photo of the site in lieu of a site plan when the aerial photo clearly shows all structures and parking areas, and no new construction or site modifications are proposed.

G. *Unclassified Home Occupation – Review by the Hearing Examiner.* Home occupations not listed in Table 16-2 shall be reviewed by the hearing examiner in accordance with the provisions of CEMC Chapter 14.30; provided, any unclassified home occupation permitted after review and decision by the hearing examiner in a particular district shall be allowed only as a Class (2) or (3) use.

H. *Home Occupations Not Permitted.* The following uses, by the nature of their operation or investment, have a pronounced tendency, once started, to increase beyond the limits permitted for home occupations and impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses listed below shall not be permitted as home occupations:

1. Auto repair, body work, or similar automobile-related activity;
2. Parking and storage of motor vehicles, commercial trucks or heavy equipment;
3. Antique shop or gift shop;
4. Kennel;
5. Veterinary clinic or hospital;
6. Painting of vehicles, trailers or boats;
7. Large appliance repair including stoves, refrigerators, washers and dryers;
8. Upholstering;

9. Machine and sheet metal shops;

10. Taxidermist;

11. Vehicle sign painting (except for the application of decals);

12. Marijuana production, processing and/or retailing.

I. *Denial of Application for a Home Occupation.* An application for a home occupation shall be denied if the administrative official finds that either the application or record fails to establish compliance with the provisions of this chapter. When any application is denied, the administrative officer shall state the specific reasons and cite the specific provisions and sections of this title on which the denial is based.

City of Cle Elum Planning Commission

3/18/2025

Subject – 14.20.030 Definitions

Staff Narrative: The proposed amendments clarify and expand the Definitions section to align with the newly introduced Table of Permitted Uses. By adding missing definitions and refining existing ones, the changes will reduce ambiguity, improve consistency in interpretation, and facilitate more efficient permit processing. These updates ensure zoning regulations are clear and enforceable, benefiting both staff and the public.

- Proposed changes to this section are summarized below. Full track changes are enclosed as an exhibit. Addition of several definitions and clarifying language throughout.
 - New definitions include, “Animal Clinic/Hospital/Veterinarian”; “Attached Single-Family Dwelling, Common Wall”; “Churches, Synagogues, and Temples”; “Class (1) uses”; “Class (2) uses”; “Class (3) uses”; “Class (1), (2) or (3) use, approved”; “Class (1), (2) or (3) use or development, existing”; “Community Center, Meeting Halls, Fraternal Organizations”; “Converted Dwelling”; “Entertainment Venue”; “Game Room”; “General Retail”; “Hospital”; “Mixed-Use Building”; “Mobile Home Park”; “Multifamily Development”; “Nursing/Convalescent Home (medical)”; “Pet Day Care/Animal Training/Kennel”; “Public Facility”; “Residential Mini-Storage”; “School”; “Hosted Short-Term Rental”; “Non-Hosted Short-Term Rental”; “Social Card Rooms”; “Sports or Recreation Facility”; and “Storage Facilities”.

14.20.030 Definitions.

"Accessory dwelling unit" or "ADU" means a subordinate residential unit within a single-family home or as a separate building on the property of a single-family home, ~~where the primary residential building is more than twice the square footage of the accessory unit.~~

"Accessory dwelling unit – attached" or "A-ADU" means a room or set of rooms designed and established to be a separate dwelling unit incidental to the primary residential use of a single-family home.

"Accessory dwelling unit – detached" or "D-ADU" means a second dwelling unit created on a lot with a house as a primary residence. The second unit is created auxiliary to and is fifty percent the size or smaller than the primary residential dwelling.

"Accessory use or building" means a subordinate use or building customarily incidental to and located upon the same lot occupied by the main use or building.

"Adjacent" means adjoining with a common boundary line; except that where two or more lots adjoin only at a corner or corners, they shall not be considered as abutting unless the common property line between the two parcels measures more than eight in a single direction. Properties separated by a public right-of-way of twenty feet or more are not considered adjacent.

"Adult family home" means the regular family abode of a person or persons who are providing personal care, room and board, under a license issued pursuant to RCW [70.128.060](#), to more than one but not more than four adults who are not related by blood or marriage to the person providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for in the law (RCW [70.128.060](#)).

"Affordable housing" means adequate, safe, appropriate shelter, costing no more than thirty percent (including utilities) of the household's gross monthly income.

~~"Animal Clinic/Hospital/Veterinarian" means a structure used for veterinary care of sick or injured animals. The boarding of animals is limited to short-term care and is accessory to the principal use. This definition does not include kennels.~~

"Attached Single-Family Dwelling, Comon Wall" means two single-family dwellings, each on their own lot, that are attached together at a common interior property line.

"Bed and breakfast guesthouse" means an owner-occupied single-family residential dwelling which provides transient rental lodging, and at least one meal is provided, to a limit of four guest rooms or less.

"Building" means any structure or edifice having a roof and intended for occupancy or use of persons or animals or as a housing place or as a storage place for any object or thing. When separated by a division wall without opening, each portion of such building shall be deemed a separate building (except as may be provided in a possible section of this title on exceptions).

"Business" or "commerce," when used in this title, mean engaging in the purchase, sale, barter, rendering or exchange of goods, wares, services, or merchandise; also, the maintenance or operation of offices or recreational or amusement enterprises.

"Churches, Synagogues, and Temples" means a structure, or group of structures, which by design and construction are primarily used for organized religious services and instruction.

"Class (1) uses" are those uses set forth and defined in the text and tables of CEMC Chapter 17.14 and are considered compatible and are permitted on any site in the district. The administrative official shall review Class (1) uses for compliance with the provisions and standards of this title.

"Class (2) uses" are those uses set forth and defined in the text and tables of CEMC Chapter 17.14 and are generally permitted throughout the district. However, site plan review by the administrative official is required in order to ensure compatibility with the intent and character of the district and the objectives of the Cle Elum urban area comprehensive plan.

"Class (3) uses" are those uses set forth and defined in the text and tables of CEMC Chapter 17.14 and are generally incompatible with adjacent and abutting property because of their size, emissions, traffic generation, neighborhood character or for other reasons. However, they may be compatible with other uses in the district if they are properly sited and designed. Class (3) may be permitted by the hearing examiner when he determines, after holding a public hearing, that the use complies with provisions and standards; and that difficulties related to the compatibility, the provision of public services, and the Cle Elum urban area comprehensive plan policies have been adequately resolved.

"Class (1), (2) or (3) use, approved" means any use or development approved upon completion of Type (1), (2) or (3) review.

"Class (1), (2) or (3) use or development, existing" means a use or development legally existing or legally established prior to the effective date of this title that has been or would be classified under CEMC Chapter 17.14 as a Class (1), (2) or (3) use in a particular district, even though the use has not been through Type (1), (2) or (3) review, and may or may not conform to the standards of this title. This definition includes any existing Class (1), (2), or (3) use with an approved modification under CEMC Chapter 14.30.

"Community Center, Meeting Halls, Fraternal Organizations" means any private clubs, fraternities and lodges, excepting those selling or furnishing beer, wine or intoxicating liquors, and also excepting those the chief activity of which is a service customarily carried on as a business

"Converted Dwelling" means a structure which, due to interior alterations, has been modified to increase the number of individual dwelling units. This definition does not apply to multifamily structures constructed under the provisions of this title.

"Conditional use" means a use that would not be acceptable without restrictions throughout a zoning district and is not permitted by right within a zoning district, but which may be permitted subject to meeting certain conditions contained in this title or as may be determined during the review process.

"Corner lot" means a lot of which at least two adjacent sides abut for their full length upon a street. "Lot line" means the line bounding a lot as defined in the deed or official plat.

"Cost burdened" means when thirty percent or more of a household's monthly gross income is dedicated to housing, using the affordable housing definition in this section.

"Daycare center" means a facility providing regularly scheduled care for a group of children, one month of age through twelve years of age, for periods less than twenty-four hours at a time. Preschools are considered day care centers for city land use regulation purposes.

"Daycare, family" means a child daycare who regularly provides daycare for not more than twelve children in the provider's home in the family living quarters (WAC [365-196-865](#)).

“Dripline” means an imaginary circle drawn at the ground surface directly under the outermost branches of a tree, or the dripline of a building roof.

“Duplex” means a single structure containing two dwelling units, either side by side or above one another where the separate units are similar in size (unlike an ADU).

“Dwelling unit” means a single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking and sanitation. A manufactured home, apartment, condominium, townhouse, single-family detached house, or accessory dwelling unit is considered to be a dwelling unit.

“Multiple-unit dwelling” means a residential building arranged or designed to be occupied by three or more families, with the number of families in residence not exceeding the number of units provided.

“Single-family dwelling” means a building arranged or designed to be occupied by not more than one family.

“Entertainment Venue” means a permanent indoor and/or outdoor facility, which may include structures and buildings, that provides various forms of entertainment to the public. Such venues may offer activities and devices for recreation or amusement, including but not limited to arcade games, bowling alleys, ice rinks, and dance halls. This use does not include outdoor amusement parks or rides typically associated with amusement parks.

“Family” means a collective body of persons who live in one dwelling. The term “family” shall include foster children and legal wards even if they do not live in the household. The term does not include persons sharing the same general house when the living style is primarily that of a dormitory or commune.

“Food cart” means a nonmotorized cart that is usually constructed on a wheel and axle base able to move from location to location and meets all health department requirements for sanitation. It is operated by a vendor who sells food items such as pretzels, hotdogs, ice cream, etc.

“Food truck” or “mobile food unit” means a licensed vehicle from which food and beverages are prepared and sold for human consumption at fixed or temporary sites, as approved and permitted by the city. Workers work inside the food truck and customers stay outside. A food

truck is no more than eight-and-one-half feet wide and has at least one of the following: an electrical system, a water or drain system, or a propane gas system. A food truck is self-contained for water, sewer, or other fluids.

"Front property line" means the property line that is adjacent to a public or private street more than twenty-one feet in width, except that the Interstate 90 right-of-way shall not be considered a front property line. Where there is more than one adjacent public or private street more than twenty-one feet in width, the property lines adjacent to both streets shall be considered front property lines.

"Front yard" means an open unoccupied space in the same lot with a building, between the front line of the building (exclusive of steps) and the front property line, including the full width of the lot to its side property line.

"Game Room" means a commercial facility, or a portion thereof, open to the general public, in which card games, pool, electronic games, bingo, etc., are played; provided, however, that this definition shall exclude "social card room" as defined herein.

"General Retail" means a business or establishment engaged in the sale of goods, merchandise, or consumer products directly to the general public for personal or household use. This includes, but is not limited to, clothing stores, grocery stores, pharmacies, bookstores, electronics stores, and specialty shops. General retail does not include wholesale sales, manufacturing, or businesses primarily engaged in providing services rather than goods.

"Grade plane" means a reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet (one thousand eight hundred twenty-nine millimeters) from the building between the structure and a point six feet (one thousand eight hundred twenty-nine millimeters) from the building.

"Group home" means a dwelling unit licensed by the state of Washington in which rooms or lodging, with or without meals, are provided for nine or fewer nontransient persons not constituting a single household, and requiring specialized care due to sensory, mental or physical disabilities; provided, that this shall not apply to a residence used for the placement of individuals who have been convicted of a crime or juvenile offense or have gone through some form of diversion proceedings either as an adult or juvenile offender.

"Height of building" means the vertical distance from the adjoining grade to the highest point of the coping of a flat roof or the deck line of a mansard roof or the highest point of a pitched or hipped roof. The adjoining grade shall be measured at a point five feet horizontally from the building wall when such ground surface is not more than ten feet above the lowest grade on the property. If the lowest grade is more than ten feet below the adjoining grade, height shall be measured from a point ten feet above the lowest grade.

~~"Home occupation" means a business, profession, occupation, or trade conducted for gain or support and located activity which results in a product or service and is conducted entirely within a residential building or a building accessory thereto, which use is accessory, incidental, and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building. whole or in part on residential premises and is clearly subordinate to use of the premises as a residence.~~

~~"Hospital" means an institution providing clinical, temporary, and emergency services of a medical or surgical nature to human patients which is licensed by state law to provide facilities and services for surgery, obstetrics, and general medical practice as distinguished from clinical treatment of mental and nervous disorders.~~

~~"Hotel" or "motel" means a lodging use located in a structure, or structures, where rooms are usually accessed by means of common interior hallways, and which more than ninety percent of the rooms are provided to transient visitors for a fee on a daily or short-term basis. For purposes of this definition, "daily or short-term" means thirty or fewer consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multifamily dwelling, building designed or used for the transient rental of five or more units for sleeping purposes. A central kitchen and dining room and accessory shops and services catering to the public can be provided. Not included are institutions housing persons under legal restraint or requiring medical attention.~~

~~"Kennel" means an establishment licensed to operate a facility housing more than three dogs or cats and more than one litter of unweaned pups or kittens, or other household pets and where grooming, breeding, boarding, training, or selling of animals is conducted as a business or hobby.~~

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area and fronting on an improved public street or an approved private street.

“Manufactured home” means a single-family residential structure, transportable in one or more sections, that in the traveling mode is eight body feet or more in width or forty body feet or more in length, or, where erected on site, is three hundred twenty square feet or more, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation where connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture, is required. ~~For the purpose of these provisions, a “mobile home” shall be considered to be a manufactured home.~~

“Marijuana” or “marihuana” means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

“Marijuana-infused products” means products that contain marijuana or marijuana extracts and are intended for human use. The term “marijuana-infused products” does not include usable marijuana.

“Marijuana processor” means a person licensed by the state Liquor and Cannabis Board to process marijuana into marijuana concentrates, usable marijuana and marijuana-infused products, package and label marijuana concentrates, usable marijuana, and marijuana-infused products for sale in retail outlets, and sell marijuana concentrates, usable marijuana, and marijuana-infused products at wholesale to marijuana retailers.

“Marijuana producer” means a person licensed by the state Liquor and Cannabis Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

"Marijuana retailer" or "retail outlet" means a person licensed by the state Liquor and Cannabis Board to sell usable marijuana and marijuana-infused products in a retail outlet.

"Marijuana uses" means the collective of marijuana producer, retailer, and processor.

"Mixed-Use Building" means a building or use in a commercial district or planned development, used partly for residential use and partly for a community facility or commercial use.

"Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the United States department of housing and urban development code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the United States department of housing and urban development manufactured home construction and safety act. means a transportable residential structure fabricated at a factory not in accordance with the Uniform Building Code nor with the standards of the Federal Manufactured Home Construction and Safety Standards (HUD Code enacted on June 15, 1976) and designed for transportation on its own chassis.

Commented [CM1]: Definition from the WAC

"Mobile Home Park" means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy.

"Multifamily Development" means a structure or structures, or portion thereof, designed for occupancy by three or more families living independently of each other and containing three or more attached or detached dwelling units on a lot. Any combination of three-plus, duplex and detached single-family dwellings that have a common driveway access on a single lot of record is considered multifamily development.

"Nonconforming lot of record" means any validly recorded lot which at the time it was recorded fully complied with the applicable laws and ordinances, but which does not fully comply with the lot requirements of this title.

"Nonconforming use" means a building or land occupied by a use that does not conform with the regulations of the district in which it is situated but which was established in conformance with all applicable regulations in existence at the time of its establishment.

"Nursing/Convalescent Home (medical)" means an establishment providing nursing, dietary and other personal services to convalescents, invalids, or aged persons, but not mental cases or cases for contagious or communicable diseases which are customarily treated in sanitariums and hospitals.

"Open air market" means ~~an a seasonal~~, outdoor market ~~that is seasonal in nature~~ where local artisans or farmers sell products such as baked goods, artwork, crafts and produce. All structures must be temporary, without permanent fixtures, and designed to be assembled and dismantled within the same day.

"Park model recreational vehicle (PMRV)" means a tiny home or similar dwelling structure with wheels and a chassis. A PMRV with its wheels taken off and mounted on a foundation will still be viewed as a temporary or recreational use and not a permanent dwelling. PMRVs are only permitted for temporary use in Washington State, unless in a mobile home park (RCW [35.21.684](#) and [36.01.225](#)). PMRVs must adhere to applicable snow load requirements for Cle Elum, or as approved by the city building official.

"Pet Day Care/Animal Training/Kennel" refers to any building, enclosure, or portion of a premises where dogs, cats, or other domesticated animals are boarded, kept, or maintained by someone other than the owner, or where six or more cats or four or more dogs over four months old are housed. This includes establishments licensed to house more than three dogs or cats, more than one litter of unweaned pups or kittens, or other household pets, where grooming, breeding, boarding, training, or selling of animals is conducted as a business or hobby. This definition includes boarding kennels but excludes pet shops, animal hospitals, and zoos.

"Playground" means a public outdoor recreation area for children, usually equipped with swings, slides, and other playground equipment, owned and/or managed by a city, county, state, or federal government.

"Private garage or private carport" means a garage or carport with the capacity for not more than three self-propelled vehicles and used for storage only

"Public parkParks" refers to publicly or privately owned areas designated for recreational, scenic, or leisure purposes. Parks may include a variety of amenities, such as playgrounds, sports fields, trails, natural landscapes, picnic areas, and similar facilities. Private parks owned and maintained by a homeowners' association (HOA) or private community are also included

~~within this definition, provided they are accessible to residents of the respective community and intended for recreational or leisure use. means an area of land for the enjoyment of the public, having facilities for rest and/or recreation, such as a baseball diamond or basketball court, owned and/or managed by a city, county, state, federal government, or metropolitan park district. A public park does not include trails.~~

"Public Facility" means any municipal buildings/Public offices and civic buildings.

"Rear yard" means an open unoccupied space on the same lot with a building between the rear line of the building (exclusive of steps, porches, and accessory buildings) and the rear line of the lot, including the full width of the lot to its side lines.

"Recreational vehicle" or "RV" means a vehicle or portable structure built on a chassis and designed to be used for temporary occupancy or travel occupancy or for travel, recreational or vacation use. RVs include, but are not limited to, fifth wheels, truck campers, motor homes, travel trailer, camping trailers, tent trailers and PMRVs. An RV shall be of such size and weight as not to require a special highway movement permit and certified as approved as such by the Department of Labor and Industries by the attachment of their official "Green" seal.

"Recreational vehicle park" or "RV park" means a tract or parcel of land upon which two or more recreational vehicle sites are located, principally used for occupancy by predominantly RVs as temporary living quarters for recreation or vacation purposes with a maximum allowable stay per vehicle of one hundred eighty days; or as conditioned within the conditional use permit, annexation agreement, and/or development agreement as appropriate, see CEMC 17.51.

"Recreational vehicle site" or "RV site" means a plot of ground within an RV park intended for temporary location of an RV as a dwelling unit for recreation or vacation purposes with sewage facilities approved by the appropriate jurisdiction.

"Redevelopment" means the act or process of changing an area of a town by replacing old buildings, roads, etc., with new ones; or renovating or improving buildings or areas.

"Residential Mini-Storage" means enclosed areas providing storage for residential goods and/or recreational vehicles within the structure.

"Retirement residence" means a building or group of buildings which provides residential facilities for more than five residents sixty-two years of age or more, except for spouses of such residents for whom there is no minimum age requirement. A retirement residence may provide

a range of type of living units and may also provide food service, general health care supervision, medication services, housekeeping services, personal services, recreation facilities, and transportation services for its residents. Individual living units (suites) may include kitchens. Retirement residences may also include a skilled nursing facility; provided, that the number of nursing beds shall not exceed twenty-five percent of the total number of suites. Facilities with more than twenty-five percent of the suites having nursing beds shall be considered a convalescent/nursing center. Suites within a retirement residence shall contain an average of two beds or less.

“Sanitary station” or “sanitary dumping station” means a facility used for removing and disposing of wastes from RV sewage holding tanks.

“School” means an institution organized for the purpose of providing instruction, training, or educational services to students at any level, including but not limited to public and private elementary, middle, and high schools; vocational and technical institutions; business schools; and colleges or universities. This definition encompasses facilities offering formal education, skill development, or professional certification, regardless of the institution's public or private status or specialized field of study.

“Setback” means the minimum horizontal distance between a structure and a specified line such as a lot, **easeement**, or buffer line that is required to remain free of structures.

“Short-term rentals” or “vacation rentals” means the rental of any existing residential building such as a single-family home, apartment, or condominium that is rented for less than thirty days at a time.

“Hosted Short-Term Rental” means a short-term rental where the host resides in the dwelling unit throughout the short-term renter’s stay.

“Non-Hosted Short-Term Rental” means a short-term rental where the host does not reside in the dwelling unit during the renter’s stay. This includes renting out the entire dwelling unit or property without the host being present on the property.

“Side yard” means an open unoccupied space on the same lot with a building between the side wall of the building and the side lot line of the same lot, extending from front yard to rear yard.

“Social Card Rooms” means a commercial facility, or a portion thereof, open to the general public, in which house banked social card games are played, as that term is defined by RCW

9.4.0282 (or as the same may be subsequently amended hereafter), or in which other activities occur that constitute gambling and are authorized by the Washington State Gambling Commission under RCW 9.46.070 (or as the same may be subsequently amended hereafter), to the extent that said activities include any gambling activity engaging in the use of, or associated with, slot machines (whether mechanical or electronic) or any gambling activity engaging in the use of, or associated with, any other electronic mechanism including video terminals. See also CEMC 3.26.

"Sports or Recreation Facility" is a designated area, building, or complex developed and used for organized and informal physical activities, fitness, and recreational purposes. This includes, but is not limited to, indoor and outdoor spaces for individual and team sports, fitness centers, gyms, sports courts, aquatic centers, multi-use recreation centers (such as YMCAs), and sports complexes. These facilities may host a variety of fitness, athletic, and wellness programs, events, and community activities aimed at promoting physical health, skill development, and social engagement among all age groups.

"Stacking space" means the space specifically designated as a waiting area for vehicles whose occupants will be patronizing a drive-in business. Such space is considered to be located directly alongside a drive-in window, facility or entrance used by patrons and in lanes leading up to the service window.

"Storage Facilities" means an enclosed storage area(s) designated as support facilities for commercial activities and used for the storage of retail materials.

"Story" means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling next above it. If the finished floor level directly above a basement, cellar or unused underfloor space is more than six feet above grade for more than fifty percent of the total perimeter or is more than twelve feet above grade at any point, such basement, cellar, or unused underfloor space shall be considered as a story.

"Street" means a public or private thoroughfare which affords principal means of access to abutting property.

"Street frontage" means that portion of a city block that faces a public street.

“Structure” means anything permanently constructed in or on the ground, or over the water, excluding fences less than six feet in height, decks less than eighteen inches above grade, paved areas, and structural or nonstructural fill.

“Tree” means a plant listed as a tree in the most recent edition of Sunset Western Garden Book and Hortus Third.

“Use” means an activity or function carried out on an area of land, or in a building or structure located thereon. Any use subordinate or incidental to the primary use on a site is considered an accessory use.

“Variance” means a modification to numerical standards of this title when authorized by the planning commission after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

“Visual screen” means landscape plantings which function as a full visual barrier within three years of time of planting.

(Ord. 1621 § 2 (Exh. A), 2022)

The Cle Elum Municipal Code is current through Ordinance 1692, passed January 6, 2025.

Disclaimer: The city clerk’s office has the official version of the Cle Elum Municipal Code. Users should contact the city clerk’s office for ordinances passed subsequent to the ordinance cited here.

[City Website: cityofcleelum.com](http://cityofcleelum.com)

[City Telephone: \(509\) 674-2262](tel:(509)674-2262)

[Hosted by General Code.](#)

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