

Planning Commission Agenda

April 1, 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
COUNCIL LIASON - BUECHLE-
CURTIS

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 18, 2025
 4. **Business Requiring Public Hearings**
 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 Users - Continued Discussion
 - b. 14.20.030 - Definitions
 7. **Next Meeting Agenda Development**
 - a. Climate Task Force Update
 - b. Complete Text Amendment Summary & 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; 14.30.220; 14.30.240; 16.30.040
 8. **Commissioner Comments and Discussion**
 9. **Adjourn**

Planning Commission Agenda April 1, 2025

119 W FIRST STREET
CLE ELUM, WA 98922

Upcoming Meetings:

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.

Regular Council Meeting: April 8, 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.

Planning Commission Meeting: April 15, 2025 @ 6:00 p.m.

Public Safety & Health Committee Meeting: April 16, 2025 @ 2:00 p.m.

General Government Committee Meeting: April 23, 2025 @ 8:30 a.m.

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
March 18, 2025 | 6:00 PM

Call to Order

Chair Kantwill called the meeting to order at 6:02 PM

Roll Call

CEPC Members Present: Chair Paul Kantwill, Vice-Chair Colin Brissey, Gary Berndt, Marc Kirkpatrick, and Jon Cornelius (remote)

CEPC Members Absent: Ian Steele. Commissioner Berndt made a motion to excuse Steele. Commissioner Brissey seconded. Motion carried, Steele excused.

Council Liaison Present: Cassidy Buechele-Curtis

Staff Present: Colleda Monick

Public Comment

None

Adoption of Minutes

Commissioner Brissey motioned to accept the March 4, 2025 minutes as presented.

Commissioner Berndt seconded. Motion passed.

Public Hearing- City Planning

None Scheduled

Commission and Staff Reports

Commissioner Cornelius: A public meeting of the Climate Element Task Force was held on March 11 at the Senior Center. Joseph Calhoun of HLA delivered a presentation, followed by community engagement and discussion. Later that evening, Mr. Calhoun provided an overview of the meeting and its outcomes to the City Council.

Colleda Monick, Staff Announcements:

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

Upcoming Public Hearings & Decisions:

- **Bullfrog Flats:** A Closed Record Public Hearing will take place before the City Council at a Special Meeting on March 25 at 4:00 PM for consideration of a Master Plat and 3 Preliminary Plats. The Council will also consider several amendments to the Development Agreement.

- **Whole Health Pharmacy Variance:** Staff issued a decision of approval on March 13th, 2025 for the variance request for the use of public right-of-way for a drive-thru.
- **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 17.14 – NEW Table of Permitted Uses

Committee Chair Brissey provided an overview of the sub-committee’s work in developing a draft table of permitted uses, highlighting the guiding principles used in the process. The Commission reviewed and discussed the proposed changes, including a focused discussion on “Parks,” considering whether the use should be expanded to other zoning districts and whether “Dog Parks” should be classified as a separate use. The Commission requested further discussion on these topics at the next meeting.

The sub-committee also highlighted specific uses and explained the reasoning behind their classifications, including increased allowances for multi-family development and the acknowledgment of non-conforming uses. Commissioner Kirkpatrick suggested revising the table format to improve clarity by replacing the number system with a lettering system, using “P” for “Permitted” and “C” for “Conditional Uses.”

After extensive discussion, the Commission agreed to revisit the table of permitted uses at their next meeting.

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

1. 17.14 – NEW Table of Permitted Uses, continued discussion
2. 14.20.030 – Definitions

Commissioner Comments and Discussion

No comments.

Adjournment

Chair Kantwill closed the meeting at 7:37 p.m. with the Commission to reconvene on April 1, 2025 at 6:00 p.m.

Chair Kantwill

Date

City of Cle Elum Planning Commission

April 1, 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 16-1 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 16-1, 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 16-1, 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		
Game Room(*)			<u>3</u>	<u>2</u>	<u>1</u>		
Open Air/Outdoor Market(*)			1	1	1		
Parks(*)	3	1	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	1
Dog Parks(*)							

Commented [CM1]: For discussion. CEMC 6.04

	R	MFR	DC	EC	GC	I	PU
RV Park(*)	<u>3</u>	<u>3</u>		<u>3</u>	3	<u>3</u>	
Social Card Rooms(*)			<u>3</u>	<u>3</u>	<u>3</u>		
Sports/Recreation Facility(*)				<u>42</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>		
Correctional Facilities							<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>		

Commented [CM2]: 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
Mixed-Use Building*			1	2	<u>23</u>	<u>2</u>	
<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>1⁴ 2 & 3</u>	1	
Food Processing w/o Retail			<u>2 or 3²</u>	3	<u>1⁴ 2</u>	1	
Machinery and Equipment				3	<u>1⁴ 3</u>	1	
Marijuana, Producers, Processor, Research						<u>12</u>	
Plastic Products and Assembly				3	<u>1⁴ 3</u>	1	
Paperboard Containers and Boxes				3	<u>1⁴ 3</u>	1	
Prefabricated Structural Wood Products and Containers				3	<u>1⁴ 3</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 [CM3]: I would propose to remove this.

Commented [CM4]: 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

4/1/2025

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”; “Animal Grooming” “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”; “Short-Term Rental”; “Social Card Rooms”; “Sports or Recreation Facility”; and “Storage Facilities”.

PURPOSE STATEMENTS FOR ZONING DISTRICTS

Residential (17.16)

The purpose of the residential district is to create and maintain stable and attractive residential neighborhoods, while providing diversity in housing types and maintaining affordable housing. Residential zones should also protect sensitive natural areas, provide for the efficient use of land and public services, and provide appropriate vehicular and pedestrian access.

Multi-Family (17.20), *includes proposed changes previously considered by the Commission, but not yet adopted.*

The purpose and intent of the Multiple Family Residential district is to provide for and protect higher density urban residential areas where a mixture of residential uses may occur. The Multiple Family Residential zone may include single family dwellings, duplexes, townhouses, zero-lot line, common-wall or multiple-unit dwellings with a higher allowed density per acre than the Single-Family Residential zone. The Multiple Family Residential district should also protect sensitive natural areas, provide for the efficient use of land and public services, reinforce more intense adjacent land uses such as retail, and provide appropriate vehicular and pedestrian access.

Old Town Commercial (17.24), proposed Downtown Commercial, *includes proposed changes previously considered by the Commission, but not yet adopted.*

The purpose and intent of the Downtown Commercial district is to create an active, vibrant, intense, pedestrian-orientated retail core which reflects the historic character of the City and which is a nexus for civic and community functions. Existing Historic buildings should be preserved and serve as the benchmark for new construction and infill development in the historic City core. Additionally, this zoning district is well suited for traditional mixed-use development (i.e. dwelling units on the upper floors of buildings) which promotes patronage to local businesses and further diversifies housing options. Design review standards should be established that pay special attention to signs, view shed protection, ambient lighting and landscaping, historic characteristics, and architectural consistency. The Downtown Commercial district is as established by Ordinance 1620, adopted on November 22, 2021, and shall not be further expanded.

Entry Commercial (17.28)

The purpose of the Entry Commercial District is to provide commercial services and to obtain a unified design of allowed commercial facilities at the entryways to the city.

The objectives are to:

- A. Create a high standard of visual quality in commercial districts at the entry to the city.
- B. Increase pedestrian, bicycle and vehicular circulation within the district.
- C. Maintain a human scale and consistent architectural style.
- D. Produce consistent design.
- E. Take advantage of special opportunities to create a unified composition of buildings and landscape features.
- F. Create a sense of entry to the city.
- G. Buffer development from Interstate-90.

General Commercial (17.32)

The general commercial district is intended to provide areas for a range of commercial uses which serve the community; to establish standards that assure that new uses are compatible with and enhance existing commercial uses, and to provide protection to uses in other zones.

Industrial (17.36)

This district is intended to accommodate a broad range of industrial activities and to protect such uses and districts from encroachment by conflicting land uses.

Public Reserve Area (17.50), proposed Public Use, *includes proposed purpose statement which didn't exist under Public Reserve.*

The purpose and intent of the Public Use district is to provide for and protect areas for government and civic functions. Such uses include parks, government buildings, hospitals, educational institutions, libraries and museums, recreational uses and schools.

EXHIBIT K

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.~~

~~"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.~~

~~"Animal Grooming" means a commercial establishment or home-based business where services are provided to maintain the appearance and hygiene of domestic animals, including bathing, clipping, trimming, brushing, and other related services. This use may include incidental retail sales of pet supplies but excludes overnight boarding or veterinary services, except as otherwise permitted.~~

~~"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.~~

~~"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.

"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.

"Existing uses" means a use or development legally existing or legally established by a jurisdiction 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 the appropriate zoning district.

"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.

"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 inentirely 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.~~

“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.~~

~~“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.

"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.

"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.

"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 a facility owned and operated by a governmental agency or owned and operated by a private entity for the purpose of providing essential public services to the public including, but not limited to: water, irrigation, wastewater, garbage, sanitary, transit, police, fire, ambulance, parks and recreation facilities, and street maintenance. The facility should be located to efficiently serve the people benefiting from the service.

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

"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.

"Short-term rentals" or "vacation rentals" means a residential structure providing individuals with lodging for not more than thirty days. For home occupations, such uses are limited to having not more than **five guest rooms**, 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.

Commented [CM2]: Do you want to limit?

"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 extend 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.

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