

**CLE ELUM PLANNING COMMISSION
MINUTES**

JULY 16, 2024

6:00 PM

119 W FIRST STREET
CLE ELUM, WA 98922

1. Call to Order & Roll Call

Chair Berndt called the meeting to order at 6:01 PM.

CEPC Members Present: Chair Gary Berndt, Ian Steele, Marc Kirkpatrick, Colin Brissey, Matt Fluegge, Paul Kantwill and Jon Corneilus.

CEPC Members Absent: None

Staff Present: Colleda Monick

2. Public Comment - Limited to 5 Minutes

Public Comment by Terry Jerke (Winning Foundations) Address: 401 W First Street

1. *Traffic Issues on First Street:*

- *High traffic volume from Safeway.*
- *Semis frequently run traffic lights, creating safety concerns.*

2. *Fire Hazard:*

- *Garbage dumped across the street poses a fire risk.*
- *Deemed a fire hazard by the Fire Chief.*

3. *Inadequate Garbage Facilities:*

- *Garbage by WaFd Bank lacks an inner can, leading to improper waste disposal.*

4. *Visual Disturbance:*

- *Overgrown weeds near the railroad obstruct drivers' views, causing safety hazards.*

3. Adoption of Minutes

a. June 18, 2024

*Commissioner Kantwill motioned to accept the June 18, 2024, minutes as presented.
Commissioner Fluegge seconded. Motion passed.*

4. Public Hearing

None Scheduled

5. Planning Update

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- a. Update from Chair Gary Berndt
- b. Staff Announcements - Planning Consultant Colleda Monick

Colleda Monick

- Proposed text amendments to CEMC Chapters, 15.20, 17.16, 17.32, and 17.70 were accepted and approved by the council. Those amendments are now in effect. The council was very pleased with the hard work of the Commission and extended, thanks.
- The city applied for Commerce funding to do Comprehensive Plan Updates. This will include mandatory updates to Critical Areas, Land Use Element, Housing Element, Capital Facilities Element, Transportation Element, and the Park and Recreation Element.
- The Fire Chief has issued a Burn Ban for the City of Cle Elum.
- Public Hearing with the Hearing Examiner is scheduled for August 7, 2024, at 6 PM in Council Chambers, to consider the Kittitas County Public Works Search and Rescue Facility.

6. New Business

- a. Continued Discussion - 17.20 - RM Multi Family Residential

- 1. Continuation of Multi-Family Residential (17.20) zoning amendment's discussion.

The planning commission discussed and made the following additional recommendations/clarifications:

- Permitted uses: Rehab/Halfway and other types of houses (required by the state?)
- Verify ADU regulations and infrastructure requirements and update the sections of the code to meet new state standards.
- Clarify definitions for Short Term Rentals. Instead of Host vs. Hosted, perhaps Hosted vs. Non-Hosted. Review definitions and provide alternatives.
- Updated setback standards utilize similar requirements that have been established in the residential zoning district.
- Increase lot coverage standards to 80%.
- Look for information on Dark Sky or Night Sky, is the city.

7. Next Meeting Agenda Development

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a. Old Town Commercial Zoning District

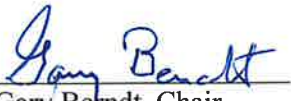
1. 17.20 review the final form of proposed code amendments.
2. Old Town Commercial or Downtown Commercial zoning district code amendments.
3. Discuss nuisances, public complaints (trash can, bushes, traffic).
4. Climate Policy Committee Update, Cornelius – under staff reports.

8. Commissioner Comments and Discussion

Commissioner Kirkpatrick expressed concerns about the fire plan, emphasizing the need for the fire department to have a clear understanding of their actions, including where to go, where to start, and having an exit plan. The Downtown Association is also interested in emergency planning and management. Requested further discussion at the next Planning Commission meeting.

9. Adjournment

Chair Berndt called for a motion to adjourn. Commissioner Fluegge motioned and Commissioner Brissey seconded to adjourn the meeting at 7:26 p.m. and to reconvene on August 6th, 2024 at 6:00 p.m.


Gary Berndt, Chair


Colleda Monick, HLA Planner