

CLE ELUM PLANNING COMMISSION

MINUTES

AUGUST 20, 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 6:00 PM.

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

CEPC Members Absent: Colin Brissey. Commissioner Cornelius made a motion to excuse Commissioner Brissey. Commissioner Fluegge seconded. Motion carries.

Staff Present: Colleda Monick.

2. Public Comment - Limited to 5 Minutes

None

3. Adoption of Minutes

- a. July 16, 2024

*Commissioner Kantwill motioned to accept the July 16, 2024, minutes as presented.
Commissioner Corneilus seconded. Motion passed.*

4. Business Requiring Public Hearings

- a. None scheduled

5. Planning Update

- a. Chair - Gary Berndt

- Kantwill and Chair Berndt are part of a Rotary group that is interested in adopting Flag Pole Park.
- Berndt to provide a proposal from the Fire Advisory Committee to Council endorsing the concept of Community Wildfire Protection Planning through the

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Climate Advisory Committee.

b. Commissioner - Cornelius - Climate Advisory Committee Report

- The Climate Policy Advisory Team (CPAT) is led by Joseph Calhoun, a consultant with HLA. The proposal now is to conduct a public hearing to gather feedback from the community to determine what elements of climate that the community would like to focus on. The first public hearing will be September 24th, 2024 at the Cle Elum Senior Center. The team has landed on 9 different areas of focus, including evacuation planning.

c. Planning Consultant - Colleda Monick - Staff Announcements

- The city held their first public hearing with the Hearing Examiner on August 7, 2024, to consider the Kittitas County Public Works Search and Rescue Facility. A decision will be forthcoming.
- A public Hearing for a Conditional Use permit will be held on September 4th, 2024 at 2 PM in council chambers and via zoom to consider a garage addition in the General Commercial zoning district.
- Blue Fern submitted applications for the Bullfrog Flats Development. The applications are being reviewed for completeness.

6. New Business

a. Final Version 17.20 - RM Multi-Family Residential - For Commission Consideration

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

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

- Discussion regarding ADU's size. The commission elected to proceed with example language from Kenmore to meet updated state law requirements.
- Discussion regarding density. Would this section benefit from further explanation of density calculations? Commissioners requested an update on whether the city defines "multiple unit dwellings". It does:

The city defines "multiple unit dwellings" as "*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.*"

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- Finalized remaining amendments.

b. 17.24 - Old Town Commercial

1. 17.24, (Downtown Commercial) Old Town Commercial code amendments – LID discussion and interest. Questions regarding Design Standards led to a proposed field trip of the district to review existing buildings in the area and see which conform to the existing design standards and which do not.

c. Nuisances Discussion

1. Discuss nuisances, public complaints (trash can, bush, traffic).

7. Next Meeting Agenda Development

a. 17.24 Old Town Commercial Discussion Continued

1. Finalize 17.20 (density)
2. Field Trip – consider downtown design standards, walking tour to look at buildings.
3. 17.24 continued discussion.

8. Commissioner Comments and Discussion

9. Adjournment

Chair Berndt called for a motion to adjourn. Commissioner Kantwill motioned and Commissioner Corneilius seconded to adjourn the meeting at 7:30 p.m. and to reconvene on September 3rd, 2024 at 6:00 p.m.

**Chair Berndt will not be in attendance on September 3rd, Vice Chair Kantwill will lead the meeting.*


Gary Berndt, Chair


Colleda Monick, HLA Planner

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