

Members attending: Julie M. Anderson, Secretary
Rusty Henrichsen
Ryan Abel

Previous Meeting Minutes

Commissioner Henrichsen moved to approve the Minutes for the October 17, 2024 Planning Commission Meeting. Commissioner Abel seconded the motion. The Planning Commission unanimously approved the previous meeting minutes.

New Business:

Feasibility Study Proposal for 505 6th Street

Matt Steel attended the meeting to inquire about the property before purchasing. It is a corner lot located in the Downtown Business District. Mr. Steel began by stating that he needed the commercial zoning for the manufactured home he'd like to place on the property, otherwise, he would not be able to meet the setback & lot coverage requirements. He was informed that commercial zoning regulations are only applicable to commercial buildings. "Home Occupation," as he proposed, is secondary, and must meet residential zone requirements for setbacks, lot coverage, etc. The setbacks for residential corner properties are 20' in the front, and 15' on the non-address street side, with a 35% lot coverage limit. Mr. Steel also proposed placing a very large "Storage Facility" pole building on the alley side of the property, with access from the alley. "Storage Facility" is not among the principal commercial uses listed in the Downtown Business District.

He also inquired about the property across the street at 513 Cleveland Ave. He proposed turning the Commercial corner portion of the property, which includes an old shop building, into a duplex "airbnb." Additionally, he said he would like to divide into 2 another portion of the residential side of the property, east of the existing house. It currently holds a pole garage, and vacant land. He proposed placing 2 manufactured homes on the property, facing Cleveland, with ADU's behind them on the alley, and then he said he wanted to subdivide those properties further and sell them individually as 4 new lots. He also requested to be promised water for each portion he wanted to divide.

The Planning Commission informed Mr. Steel that his requests did not meet the zoning requirements for South Cle Elum, nor does the Planning Commission have the authority to promise anyone water.

Meeting adjourned