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February 17, 2022

Gary Berndt, Chairman
Cle Elum Planning Commission
City Hall- Attn: City Planner
119 West First Street
Cle Elum, WA 98922

Re: Manufactured Home Parks/ Comprehensive Plan adjustment

Please consider this a follow-up to discussions held during the Planning Commission meeting on February 15, 2022. I request that this letter be entered into the record and held-up for discussion at the next Planning Commission meeting scheduled for March 1, 2022.

On or about December 13, 2021 I submitted a request for the City to consider an ordinance confirming and clarifying that Manufactured Home Parks are prohibited within the City of Cle Elum. That request was further supported by legal counsel James Carmody in his letter dated February 14, 2022 (copy attached). As Mr. Carmody discussed in detail within his letter, the City of Cle Elum zoning ordinance does not currently authorize Manufactured Home Parks in any zoning district.

During the Planning Commission meeting, Gregg Dohrn proposed that my requested ordinance be set-aside and contemplated as a proposed change to the City's comprehensive plan. It was stated that a review of the comprehensive plan and adjustments thereto would occur later this spring.

To be clear, I am not requesting any kind of change to the comprehensive plan. I am requesting a clarifying ordinance that is consistent with current zoning and the comprehensive plan.

If the City believes my proposal to be in conflict with current zoning and comprehensive plan and is suggesting that modification to the comprehensive plan is the only means by which they will address my request; I ask the City to provide its analysis as to why that is the case. Specifically, I request that the City identify any provision contained in Mr. Carmody's letter that they to believe to be factually incorrect.

Based upon Mr. Carmody's analysis, we don't consider this an especially gray area, but to the extent that the City views it as such, will the City be requiring any future applicant for a Manufactured Home Park to submit for a comprehensive plan amendment to explicitly allow such Parks in the City?

We strongly believe that if the City has any doubt about the use being discussed, it should be the burden of future applicants of a Manufactured Home Park to process the required amendments to the City's comprehensive plan and/or code changes necessary to explicitly allow its proposed use. Furthermore, those amendments and changes should be processed and concluded prior to consideration of such application.

Timely analysis, answers and comments from the City to the points made herein are critical to how we move forward on the matters at hand. I request your immediate response.

Thank You



Larry Stauffer