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February 24, 2022

Via email

Honorable Jay McGowan, Mayor
City of Cle Elum
119 West First Street
Cle Elum, WA 98922
jmcgowan@cleelum.gov

Gary Berndt, Chairman
Cle Elum Planning Commission
City Hall – Attn: City Planner
119 West First Street
Cle Elum, WA 98922
gberndt@cleelum.gov

Re: Manufactured/Mobile Home Community Zoning Study

Dear Mayor McGowan and Chairman Berndt:

We are writing as a follow-up to our correspondence of February 14, 2022 concerning a request that the Cle Elum Planning Commission consider text amendments to the zoning ordinance as it relates to Mobile Home Parks, Manufactured Housing Communities and Manufactured/Mobile Home Communities. While we did not receive a response to our correspondence we have been advised that our request for consideration of the zoning ordinance be tabled and considered at a later point and time in the context of the City's annual amendment process related to the comprehensive plan. We believe that the amendments are appropriate for current consideration and are not appropriate for the annual review process.

The proposal that has been made relates to a text amendment to the zoning ordinance. It does not involve an amendment to the comprehensive plan. The annual amendment process applies only to "...[a] change or revision in text or the goals, policies and objective principles or standards of the comprehensive plan." CEMC 17.122.030.

On the other hand, a text amendment to the zoning ordinance may be initiated by the City Council or a petition filed by property owner(s). The text amendment is considered through a public hearing with the City Council retaining authority for final amendment determinations. The established practice has been to provide the public hearing before the Cle Elum Planning Commission. The City has made numerous text amendments to the zoning ordinance following exactly this same process in recent times. We believe it is appropriate for the same process to be applied to this proposed amendment.

As a final point, the requested amendment does not change the current zoning ordinance prohibition on mobile home and/or manufactured home parks within municipal boundaries. As we previously noted, existing mobile homes are protected as nonconforming uses and structures. The text amendment simply clarifies the existing ordinance provisions so that there is no basis for misunderstanding or misinterpretation.

We appreciate your consideration of the request for the text amendment. We would be happy to discuss any aspect of our request with you at your convenience.

Very truly yours,
MEYER, FLUEGGE & TENNEY, P.S.


James C. Carmody

cc: Client