



## City of Cashmere

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To : Cashmere

FR: Jim Fletcher, Mayor

On October 28, 2019, the City Council passed Ordinance No. 1280 adopting a Moratorium on the filing and acceptance of building permits for residential use of property in the DB – Downtown Business Zoning District. The Ordinance directs the Mayor and City staff to request the City Planning Commission to study existing zoning code provisions concerning residential uses in the DB – Downtown Business Zoning District and make recommendations to the City Council.

Existing standards for multi-family within the DB - Downtown Business Zone District require the first floor to be a retail business as the primary use of the property, apartments can be located on the upper floor.

Recently potential developers have presented the City with conceptual proposals to construct ground floor parking structures as the proposed “principal” ground level use of a lot and construct apartments above the ground level parking structure. City staff could interpret existing code provisions cited above to prohibit such proposals relying upon a staff determination that the true principal use of such a configuration would be the upper level residential use. While Mayor Jim Fletcher and City staff worked through this analysis, it was determined that it may be best to further evaluate existing Code provisions to clarify the code and possibly expand multifamily residential uses in the non - core DB – District areas. DB - Downtown Business Zone District includes portions of Cottage, Aplets, Elberta, Woodring, Pleasant, Prospect, River and Perry Streets.

Cashmere’s planning commission in public meetings will review existing standards regarding multi-family and business developments within the DB – Downtown Business Zoning District. The planning commission will hold a public hearing before submitting recommendations to the City Council.

The City Council will hold a public hearing concerning the moratorium on November 25 at 6:00 PM.

Questions can be directed to Steve Croci, Operations Director or Jim Fletcher, Mayor at 782-3513