

**City of Cle Elum**  
**Planning Commission (CEPC) Meeting Minutes**  
**City Council Chambers**  
**December 3, 2024 | 6:00 PM**

**Call to Order**

Chair Berndt called the meeting to order at 6:00 PM

**Roll Call**

**CEPC Members Present:** Chair Gary Berndt, Paul Kantwill, Colin Brissey, Marc Kirkpatrick, Jon Cornelius and Cassidy Buechele-Curtis

**CEPC Members Absent:** Ian Steele. Commissioner Brissey made a motion to excuse Commissioner Steele. Commissioner Kirkpatrick seconded. Motion carries.

**Staff Present:** Colleda Monick

**Public Comment**

Eliza Stephenson, President of the Board of Directors for the Downtown Association and head of the Economic Vitality Committee, addressed the Planning Commission regarding outdoor facilities curtailed for the winter. She noted that previous outdoor seating areas did not comply with the code, and enforcement was inconsistent. Drawing on her 12 years of experience as a local restaurant owner with an outdoor patio space onsite, she emphasized that outdoor spaces promote gathering, benefiting individual businesses and the downtown area as a whole by attracting more visitors. Stephenson highlighted that the expansion of sidewalks downtown was intended to support such activities. She urged the Commission to find a compromise within the existing rules to allow businesses to operate outdoor spaces during the winter months.

Jordan Peterson, representing the Downtown Association, expressed support for downtown businesses and an interest in the Planning Commission's discussions regarding outdoor seating policies.

**Adoption of Minutes**

*Commissioner Kirkpatrick motioned to accept the November 19, 2024 minutes. Commissioner Brissey seconded. Motion passed.*

**Public Hearing- City Planning**

*None Scheduled*

**Commission and Staff Reports**

**Chair Berndt** – Councilmember John Glondo announced he will step down from the Council at the end of the year, creating a vacancy. Chair Berndt encouraged Commissioners to consider nominating themselves for the position, noting that the Planning Commission is an excellent introduction to serving on the Council. He also shared that the City has appointed Matt Bailey as the new Public Works Director.

**Commissioner Cornelius** – The Climate Task Force met yesterday to review concerning items for inclusion in their report and discussed their potential impact on the community.

**Commissioner Brissey** - The Sub-Committee on the Table of Permitted Uses met today and thanks Cassidy for joining the discussion. While still in the early stages, they agreed on a process and path forward. The committee may meet independently of staff in the next month to further develop their work.

**Colleda Monick** - Staff announced that a draft Work Plan for the Comprehensive Plan Update will be presented to the Commission in January, along with a year-in-review recap highlighting the Commission's 2024 accomplishments. Additionally, a Public Hearing for a Conditional Use Permit for Snowy River Equipment is scheduled for Wednesday, marking the culmination of updates initiated by the Commission earlier this year.

#### **New Business**

1. **17.24, Old Town Commercial**, Staff presented changes previously reviewed by the Commission, clarifying that the ongoing discussions regarding the Design Standards would maintain their current status. However, the updated purpose statement, which includes zoning map changes, would proceed along with the parking requirements for multi-family buildings that the Commission deemed appropriate.
2. **17.90, Sidewalk Sales and Service of Food and Beverage**, Staff presented clarifying language addressing outdoor space requirements during winter, along with providing clearer guidance on mobile vendor regulations, particularly concerning time limits and permitted locations. Commissioners were pleased with the clarifications and expressed interest in reviewing updates to the Sidewalk Permit should the changes to be adopted.

#### **Citizen Comments on Agenda Items**

*None*

#### **Next Meeting Agenda Development**

1. Comprehensive Plan: Draft Work Plan
2. Table of Permitted Uses – Sub-committee update
3. CECM 17.34 – Repeal of Business Park Zoning District
4. Year in review recap

#### **Commissioner Comments and Discussion**

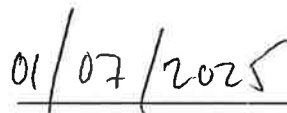
*None.*

#### **Adjournment**

*Chair Berndt called for a motion to adjourn. Commissioner Kirkpatrick motioned and Commissioner Brissey seconded to adjourn the meeting at 6:50 p.m. and to reconvene on January 7<sup>th</sup>, 2025 at 6:00 p.m.*



Vice Chair Kantwill



Date