

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
March 4, 2025 | 6:00 PM

Call to Order

Chair Kantwill called the meeting to order at 6:10 PM

Roll Call

CEPC Members Present: Chair Paul Kantwill, Vice-Chair Colin Brissey, Gary Berndt, and Ian Steele (remote)

CEPC Members Absent: Marc Kirkpatrick and Jon Cornelius. Commissioner Brissey made a motion to excuse Kirkpatrick and Cornelius. Commissioner Berndt seconded. Motion carried, Kirkpatrick and Cornelius excused.

Council Liaison Present: Cassidy Buechele-Curtis

Staff Present: Colleda Monick

Public Comment

None

Adoption of Minutes

Commissioner Brissey motioned to accept the February 18, 2025 minutes as presented.

Commissioner Berndt seconded. Motion passed.

Public Hearing- City Planning

None Scheduled

Commission and Staff Reports

Commissioner Brissey invited Council Liaison Buechele-Curtis to provide an update on the Sub-Committee's work on the Table of Permitted Uses. The committee met earlier today to review and finalize documents for presentation at the Commission's next meeting. Buechele-Curtis praised the committee's efforts, highlighting the diverse perspectives contributed by its members. She gave special recognition to John Hein, a community volunteer, for offering valuable insight as both a resident and business owner.

Colleda Monick, Staff Announcements:

- **Planning Commission & Historic Preservation Commission Openings:** There are still vacancies on both commissions. Interested community members are encouraged to apply.

- **Climate Task Force Open House:** Scheduled for March 11th from 12:30 to 3:00 PM at the Senior Center. A discussion on this topic is also anticipated at a future Planning Commission meeting, likely in April.

Upcoming Public Hearings & Decisions:

- **4240 Bullfrog Road Apartments:** Public hearing scheduled for March 5, 2025, at 1:00 PM.
- **Bullfrog Flats:** The Hearing Examiner's recommendation will be available to the public on March 6, 2025. A Closed Record Public Hearing will take place before the City Council at a Special Meeting on March 25 at 4:00 PM.
- **Whole Health Pharmacy Variance:** The variance request for the use of public right-of-way for a drive-thru has closed its public comment period. Staff anticipates issuing a decision by the end of the month.
- **SS4A – Safe Streets for All Survey:** The survey is available online until April 4, 2025, and community members are encouraged to participate.

New Business

1. CEMC 17.50 – P Public Reserve District

These changes are being proposed to provide clarification and consistency between the updated zoning map and the existing code.

The current title, "P Public Reserve Area," no longer aligns with the city's updated zoning map. Renaming it to "PU Public Use" will ensure consistency between the zoning code and the map, providing clarity for property owners, developers, and city staff.

Commissioners reviewed and discussed the proposed changes and agreed to move forward.

2. CEMC 16.30.040 – Final Plats

These changes are being proposed to streamline the Final Plat approval process, consistent with RCW 58.17.100 which allows the council, by ordinance, to delegate Final Plat approval to the administrative personnel. The Preliminary Plat approval establishes the various standards and requirements that have to be met prior to Final Plat approval, which staff is an active participant in throughout the development process.

Commissioners reviewed and discussed the proposed changes and agreed to move forward.

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

1. Climate Element Update
2. CEMC 17.14 NEW Table of Permitted Uses
3. CEMC 14.20.030 Definitions

Commissioner Comments and Discussion

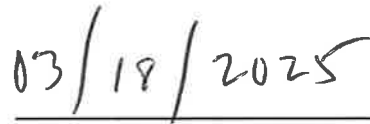
Chair Kantwill provided the following update: The Kittitas Conservation Trust (KCT) has been actively involved in planning modifications to river flow at Hanson Ponds and has provided periodic updates throughout the process. Their efforts have aligned with the City Council's previous decisions, transitioning from one course of action to another. Recently, KCT briefed the group on the details of the current approach. However, there are concerns that the plan may prioritize fish habitat over maintaining adequate recreational opportunities, which is a key consideration for the city. As the project moves toward the 30% planning stage, community members may want to stay informed and consider engaging in the discussion.

Adjournment

Chair Kantwill closed the meeting at 6:47 p.m. with the Commission to reconvene on March 18, 2025 at 6:00 p.m.



Chair Kantwill



Date