

CLE ELUM PLANNING COMMISSION
MINUTES
OCTOBER 15, 2024
6:00 PM
119 W FIRST STREET
CLE ELUM, WA 98922

1. Call to Order & Roll Call

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

CEPC Members Present: Chair Gary Berndt, Colin Brissey, Ian Steele, Marc Kirkpatrick, and Jon Corneilus

CEPC Members Absent: Paul Kantwill. Commissioner Cornelius made a motion to excuse Commissioner Kantwill. Commissioner Kirkpatrick seconded. Motion carries.

Staff Present: Colleda Monick

2. Adoption of Minutes

- a. October 1, 2024

Commissioner Brissey motioned to accept the October 1, 2024, minutes. Commissioner Berndt seconded. Motion passed.

3. Citizen Comments on Non-Agenda Items

John Hein – A land and business owner in Cle Elum, expressed concerns regarding Railroad Street's current zoning designation as Downtown Commercial. He urged the Planning Commission to re-evaluate the zoning on both the north and south sides of the street, including the existing and newer buildings. Mr. Hein suggested increased outreach to area business owners and a review of infrastructure, particularly as it relates to the street's width. He advocated for a code change to Mixed Use or a new commercial designation that would allow for greater flexibility in future development. Mr. Hein also expressed interest in continuing this discussion and contributing to the process outside the formal meeting setting.

4. Business Requiring Public Hearings

None Scheduled.

5. Planning Update

- a. Chair Gary Berndt

- At the end of the previous meeting on October 1, 2204, the attending Commissioners received Matt Fluegge's resignation.

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b. Commissioner Cornelius - Climate Task Force

- The Climate Policy Advisory Team is making progress, with the next step involving public meetings to gather community feedback. Unfortunately, no comments were received during the first public meeting held at the Senior Center. The advisory committee is scheduled to present to the Planning Commission soon, and an update will be provided at the next meeting.

c. Planning Consultant Colleda Monick - Staff Announcements

- The Historical Preservation Committee held their first meeting this afternoon and will be meeting on the third Tuesday of the month at 3 pm. The goal is to meet 8 times a year.
- Staff provided a brief update on current projects.

6. New Business

a. Planning Matrix Update - Quarterly Review

1. **Planning Priority Matrix**, staff presented an updated matrix that reflected the Commission's completed work for the year, as well as projections on upcoming items.

Commissioner Brissey made a recommendation to create a subcommittee to begin review on a Table of Permitted Uses. Commissioner Kirkpatrick and Steele expressed interest in participating in this subcommittee. Staff to follow up with subcommittee members prior to the next meeting.

1. **17.90, Sidewalk Sales and Service of Food and Beverage**, Commissioner Kirkpatrick expressed his concerns regarding the existing code as it relates to seasonal restrictions. Requested discussion of code amendments at the next Commission meeting and that it be added as a priority to the matrix.

b. 17.24 Design Standards (Good-Bad-Ugly Walk - Submitted by Commissioner Kirkpatrick for Discussion)

1. **17.24, (Downtown Commercial) Old Town Commercial Design Standards, Good, Bad, Ugly Walk** – Commissioner Kirkpatrick shared insights from a walk through Cle Elum's downtown with the Downtown Association, during which they applied the Main Street program's principles: vitality, design, promotion, and economic development. Viewing downtown through these "Main Street lenses," Kirkpatrick and the group recognized the importance of a cohesive theme as a tool

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for guiding specific design standards in the code. He referenced Leavenworth's successful Bavarian theme, which has contributed significantly to its identity and tourism appeal, as a potential example for Cle Elum to consider.

The group discussed how Cle Elum could develop a unique thematic identity that respects the city's roots and history. Through this lens, the commissioners discussed the idea of branding Cle Elum as a "logging-cowboy" town, highlighting its historical connections to both industries.

To further explore the potential theme and the role of design standards in reinforcing it, Commissioner Kirkpatrick proposed a round-table discussion involving the Downtown Association, the Historic Preservation Commission, and the Planning Commission. This joint session would allow stakeholders to share insights, generate ideas, and examine how other communities, like Leavenworth, have implemented design themes effectively. Kirkpatrick volunteered to present additional findings and examples to offer a more comprehensive understanding of how thematic design can shape a community's identity, promote economic development, and enhance downtown vitality.

7. Next Meeting Agenda Development

a. Table of Permitted Uses

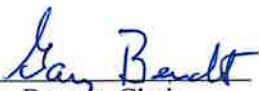
1. 17.90, Discussion of existing code.
2. Commissioner Kirkpatrick – Cle Elum Downtown Association Master Plan.
3. Table of Permitted Uses – Sub-committee update.

8. Commissioner Comments and Discussion

None.

9. Adjournment

Chair Berndt called for a motion to adjourn. Commissioner Corneilus motioned and Commissioner Brissey seconded to adjourn the meeting at 7:12 p.m. and to reconvene on November 5th, 2024 at 6:00 p.m.


Gary Berndt, Chair


Colleda Monick, HLA Planner