

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
March 18, 2025 | 6:00 PM

Call to Order

Chair Kantwill called the meeting to order at 6:02 PM

Roll Call

CEPC Members Present: Chair Paul Kantwill, Vice-Chair Colin Brissey, Gary Berndt, Marc Kirkpatrick, and Jon Cornelius (remote)

CEPC Members Absent: Ian Steele. Commissioner Berndt made a motion to excuse Steele. Commissioner Brissey seconded. Motion carried, Steele excused.

Council Liaison Present: Cassidy Buechele-Curtis

Staff Present: Colleda Monick

Public Comment

None

Adoption of Minutes

Commissioner Brissey motioned to accept the March 4, 2025 minutes as presented.

Commissioner Berndt seconded. Motion passed.

Public Hearing- City Planning

None Scheduled

Commission and Staff Reports

Commissioner Cornelius: A public meeting of the Climate Element Task Force was held on March 11 at the Senior Center. Joseph Calhoun of HLA delivered a presentation, followed by community engagement and discussion. Later that evening, Mr. Calhoun provided an overview of the meeting and its outcomes to the City Council.

Colleda Monick, Staff Announcements:

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

Upcoming Public Hearings & Decisions:

- **Bullfrog Flats:** A Closed Record Public Hearing will take place before the City Council at a Special Meeting on March 25 at 4:00 PM for consideration of a Master Plat and 3 Preliminary Plats. The Council will also consider several amendments to the Development Agreement.

- **Whole Health Pharmacy Variance:** Staff issued a decision of approval on March 13th, 2025 for the variance request for the use of public right-of-way for a drive-thru.
- **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 17.14 – NEW Table of Permitted Uses

Committee Chair Brissey provided an overview of the sub-committee's work in developing a draft table of permitted uses, highlighting the guiding principles used in the process. The Commission reviewed and discussed the proposed changes, including a focused discussion on "Parks," considering whether the use should be expanded to other zoning districts and whether "Dog Parks" should be classified as a separate use. The Commission requested further discussion on these topics at the next meeting.

The sub-committee also highlighted specific uses and explained the reasoning behind their classifications, including increased allowances for multi-family development and the acknowledgment of non-conforming uses. Commissioner Kirkpatrick suggested revising the table format to improve clarity by replacing the number system with a lettering system, using "P" for "Permitted" and "C" for "Conditional Uses."

After extensive discussion, the Commission agreed to revisit the table of permitted uses at their next meeting.

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

1. 17.14 – NEW Table of Permitted Uses, continued discussion
2. 14.20.030 – Definitions

Commissioner Comments and Discussion

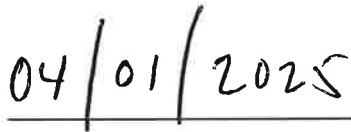
No comments.

Adjournment

Chair Kantwill closed the meeting at 7:37 p.m. with the Commission to reconvene on April 1, 2025 at 6:00 p.m.



Chair Kantwill



Date