

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
April 1, 2025 | 6:00 PM

Call to Order

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

Roll Call

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

CEPC Members Absent: None.

Council Liaison Present: Cassidy Buechele-Curtis

Staff Present: Colleda Monick

Public Comment

None

Adoption of Minutes

Commissioner Kirkpatrick motioned to accept the March 18, 2025 minutes as presented.

Commissioner Brissey seconded. Motion passed.

Public Hearing- City Planning

None Scheduled

Commission and Staff Reports

Commissioner Cornelius: Climate Task Force Update, none

Colleda Monick, Staff Announcements:

- **Planning Commission & Historic Preservation Commission Openings:** There are still vacancies on both commissions. Interested community members are encouraged to apply.
- **Comp Plan Updates:** Both the Work Plan and the Public Participation Plan have been approved by Council. Staff is currently reviewing population and housing allocations set by the County and discussing those numbers with other municipalities. We'll be bringing the a Checklist implementation summary to Planning Commission either later this month or early next. *[The checklist includes several inventory components that need to be identified in the land use element, lands used for public purposes, open space corridors and green spaces, drainage, flooding and stomwater areas, siting for public facilities]*

Upcoming Public Hearings & Decisions:

- **Bullfrog Flats:** Council moved to approve the Master Plat and 3 Preliminary Plats for the Bullfrog Flats development. The community could expect to see action on the site sometime this month.
- **Bullfrog Road Apartments:** Hearing Examiner's Decision was issued 3/31.
- **SS4A – Safe Streets for All Survey:** The survey is available online until April 4, 2025, and community members are encouraged to participate. (85 people have taken the survey)

New Business

1. CEMC 17.14 – NEW Table of Permitted Uses, continued discussion.
Staff pointed out a minor change to the table that was not reflected in the packet, which was an uncoupling of Community Centers, Meeting Halls/Fraternal Organizations. Community Center is now its own category and Meeting Halls/Fraternal Organizations their own with updated definitions to define uses. Staff also discussed the Commission's preference for separating Dog Parks from Parks and provided context for not identifying them as separate uses.
Commissioners followed up their previous discussion regarding Parks and appropriate review types for Commercial zoning.
Commissioners also discussed Classification further and whether or not it was confusing and ultimately decided to maintain as presented.
2. CEMC 14.20.030 – Definitions
These proposed amendments are meant to clarify and expand the Definitions section to align with the newly introduced Table of Permitted Uses. By adding missing definitions and refining existing ones, the changes will reduce ambiguity, improve consistency in interpretation, and facilitate more efficient permit processing. These updates ensure zoning regulations are clear and enforceable, benefiting both staff and the public.
Commissioners did not have any additional changes.

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

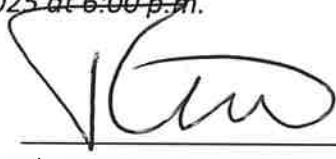
1. Climate Task Force Update
2. Complete Text Amendment Summary & Exhibits: 17.14; 17.16; 17.20; 17.24; 17.28; 17.32; 17.34; 17.36; 17.50; 17.90; 14.20.030; 14.30.040; 14.30.220; 14.30.240; 16.30.040

Commissioner Comments and Discussion

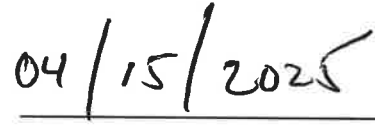
None.

Adjournment

Chair Kantwill closed the meeting at 7:15 p.m. with the Commission to reconvene on April 15, 2025 at 6:00 p.m.

A handwritten signature in black ink, appearing to be 'Kantwill', written over a horizontal line.

Chair Kantwill

A handwritten date '04/15/2025' in black ink, written over a horizontal line.

Date