

**Planning Commission
Agenda
November 4, 2025
6:00 PM**

MAYOR
MATTHEW LUNDH

CITY ADMINISTRATOR
ROBERT OMANS

CITY PLANNER
COLLEDA MONICK

CITY CLERK
DEBBIE LEE



119 W FIRST STREET
CLE ELUM, WA 98922

PLANNING COMMISSION
GARY BERNDT
AMANDA HAHNEMANN
JONATHAN CORNELIUS
MARC KIRKPATRICK
COLIN BRISSEY - VICE-CHAIR
PAUL KANTWILL - CHAIR
IAN STEELE

COUNCIL LIASON - CASSIDY
BUECHLE-CURTIS

Join Virtually via Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2ISRExwZFhXZz09>
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode: 98922

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1. **Call to Order and Roll Call**
2. **Public Comment - Limited To 5 Minutes per Speaker**
3. **Adoption of Minutes**
 - a. October 7, 2025
4. **Business Requiring Public Hearings**
5. **Planning Update**
 - a. Colleda Monick — Planning Consultant — Staff Announcements
6. **New Business**
 - a. Climate Element Survey
 - b. 17.14 — Review: "Sports or Recreation Facility" Use in the Downtown Commercial Zone
7. **Next Meeting Agenda Development**
8. **Commissioner Comments and Discussion**
9. **Adjournment**

Upcoming Meetings:

Public Works & Community Development Committee Meeting — November 5, 2025, at 8:30 a.m.

Regular Council Meeting — November 10, 2025, at 6:00 p.m.

Lodging Tax & Event Committee Meeting — November 12, 2025, at 8:30 a.m.

Historical Preservation Commission Meeting — November 18, 2025, at 3:00 p.m.

Planning Commission Meeting — November 18, 2025, at 6:00 p.m.

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Public Safety & Health Committee Meeting — November 19, 2025, at 1:00 p.m.

General Government Committee Meeting — November 26, 2025, at 8:30 a.m.

Coal Mines Trail Commission Meeting — December 1, 2025, at 4:00 p.m.

**City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
October 7, 2025 | 6:00 PM**

Call to Order

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

Roll Call

CEPC Members Present: Paul Kantwill, Colin Brissey (virtual), Gary Berndt, Marc Kirkpatrick, and Ian Steele

CEPC Members Absent: Commissioner Cornelius and Commissioner Hahnemann.

Council Liaison: Cassidy Buechele-Curtis

Staff Present: Colleda Monick

Commissioner Kirkpatrick made a motion to excuse Commissioner Cornelius and Commissioner Hahnemann. Commissioner Berndt seconded. Motion carried.

Public Comment

None.

Adoption of Minutes

Commissioner Berndt motioned to accept the September 16th, 2025 minutes as presented.

Commissioner Kirkpatrick seconded. Motion carried.

Public Hearing- City Planning

None.

Commission and Staff Reports

Colleda Monick, Staff Announcements:

- **Planning & Historic Preservation Commission Openings:** There is still a vacancy on the Historic Preservation Commission. Planning Commission will have a vacancy starting in 2026.

New Business

1. CEMC 17.04.040 Nonconforming Uses

Staff presented proposed changes to provide greater flexibility for home and property owners to modify lawfully established nonconforming uses. Providing additional clarification under 17.04.040(A) as well as some examples for items 1–2. Staff also included a section on permitting requirements.

Commissioners discussed the merits of providing examples within the code that were provided by staff.

Councilmember Cook suggested an FAQ section for planning related questions on the website and was in support of including the example within the code.

After a lengthy discussion, it was agreed that an example would be provided as it provides greater clarity.

Commissioner Brissey included a thumbs up.

2. DRAFT Land Use Element

Staff presented an early draft of the Land Use Element edits as part of the Comprehensive Plan update.

Councilmember Cook – addressed the commission on questions related to Housing numbers – the numbers were worked on collaboratively with COG. They sought input from the municipalities.

**Commissioner Berndt left at 6:49, a quorum still remained.*

Next Meeting Agenda Development

- a. Comp Plan Updates

Commissioner Comments and Discussion

Commissioner Brissey – a beautiful evening in Portland, OR

Adjournment

Chair Kantwill adjourned the meeting at 7:00 pm. The Commission will reconvene on October 21, 2025 at 6:00 p.m.

Chair Kantwill

Date

City of Cle Elum Planning Commission

November 4, 2025

Subject –Review of “Sports or Recreation Facility” Use in the Downtown Commercial Zone

Staff Narrative:

Earlier this year, the City adopted a new Table of Permitted Uses to bring clarity, consistency, and efficiency to the zoning code. Since adoption, several business inquiries have highlighted a potential gap in how certain recreation-oriented uses are treated within the Downtown Commercial (DC) zoning district. Specifically, the City has received multiple requests from businesses that fall under the definition of “*Sports or Recreation Facility*”—a use defined as a designated area, building, or complex developed and used for organized and informal physical activities, fitness, and recreational purposes. This category includes, but is not limited to, indoor and outdoor spaces for individual and team sports, fitness centers, gyms, dance studios, aquatic centers, and similar facilities promoting health and community engagement.

In recent months, the City has been approached by a karate/jiu-jitsu studio, a private pickleball court facility, and a dance studio, each seeking to operate within the Downtown Commercial district. Additionally, staff has identified several existing businesses within this zone that fall under this same classification but were previously permitted before the current table was adopted—despite the use not being expressly allowed in DC. This includes a gym and a yoga studio.

Recognizing the importance of maintaining consistency in code interpretation while also supporting small business growth and active downtown uses, the Mayor has requested that the Planning Commission review this issue and consider whether “Sports or Recreation Facility” should be permitted within the Downtown Commercial district.

17.14.030 Table of permitted land uses.

Table 16.1. Permitted Land Uses

R = Residential

DC = Downtown Commercial GC = General Commercial

MFR = Multi-Family Residential

EC = Entry Commercial

I = Industrial

PU = Public Use

	R	MFR	DC	EC	GC	I	PU
AMUSEMENT AND RECREATION							
Entertainment Venue(*)				2	1		
Game Room(*)			3	2	1		

	R	MFR	DC	EC	GC	I	PU
Open Air/Outdoor Market(*)			1	1	1		
Parks(*)	3	1	3	3	3	3	1
RV Park(*)					3		
Social Card Rooms(*)			3	3	3		
Sports/Recreation Facility(*)				2	1		1
Theaters			1	2	1		