

**City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
November 4, 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, Jon Cornelius, Amanda Hahnemann and Ian Steele

CEPC Members Absent: Gary Berndt and Marc Kirkpatrick

Council Liaison: Cassidy Buechele-Curtis

Staff Present: Colleda Monick

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

Public Comment

Alex Bogart, a resident of Tumble Creek (outside city limits), attended with David Sandona, owner of Pioneer Beverage Company. Mr. Bogart stated that he is interested in leasing Mr. Sandona's property at 111 East Railroad Avenue to establish two indoor pickleball courts. He noted that he had spoken with the Mayor, who explained that indoor recreational uses such as pickleball are currently not permitted within the Downtown Commercial (DC) zoning district, possibly due to parking concerns. Mr. Bogart explained that the proposed use would accommodate no more than eight players at a time, would be a low-impact addition to downtown, and would provide an indoor recreation option during colder months. He expressed that this would also activate a currently vacant space and asked for guidance on potential next steps to explore the opportunity further.

Chair Kantwill clarified that public comment is not intended for question and answer but noted that the Commission would be discussing this topic later in the meeting.

David Sandona added that his family has owned the building for 50 years. Following his retirement in March, the building has remained vacant. He expressed that the proposed use would be a fantastic and low-impact way to utilize the space and that adequate parking is available.

Jay Sluman, a resident of Roslyn, spoke in support of expanding sports facility as an allowed use in the DC. He stated that he has been exploring options to open a gym in Cle Elum but has encountered similar zoning restrictions. Mr. Sluman expressed his support for amending the code to allow more recreational opportunities in the downtown area, noting that many members of the community would welcome such uses.

Adoption of Minutes

Commissioner Brissey motioned to accept the October 7, 2025 minutes as presented. Commissioner Steele 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

The order of new business was switched to reflect public interest in discussing amendments to 17.14.

1. 17.14 – Review: “Sports or Recreation Facility” Use in Downtown Commercial Zone.

Staff Overview: Staff provided an overview of the City’s recently adopted Table of Permitted Uses, which was intended to clarify and streamline zoning code interpretations. Since adoption, several inquiries have highlighted potential gaps regarding recreation-oriented uses in the Downtown Commercial (DC) zone.

The City has received requests from a karate/jiu-jitsu studio, a private pickleball facility, and a dance studio seeking to operate in the DC zone. Staff also noted existing businesses, including a gym and yoga studio, that predate the new table but fall under the “Sports or Recreation Facility” classification. This use is defined as a designated area, building, or complex for organized and informal physical activities, fitness, and recreation. The Mayor requested that the Commission review whether this use should be permitted in the Downtown Commercial zone to support small business growth while maintaining consistent code interpretation.

Commission Discussion:

- **Chair Kantwill** opened discussion, emphasizing careful consideration and the balance between responsive decision-making and deliberate planning to support business growth.
- **Commissioner Hahnemann** referenced other communities’ experiences, noting concerns about deactivating streets and the importance of balancing privacy with visibility. She suggested combined retail components (e.g., sales of water or towels) to maintain public engagement. She also highlighted parking considerations and potential noise impacts for nearby residents.
- **Commissioner Steele** expressed openness to evaluating expanding this use.
- **Commissioner Brissey** supported encouraging business development. He recalled prior subcommittee discussions on sports facilities, noting larger indoor/outdoor uses like soccer fields or aquatic centers could create significant parking and scale concerns. He suggested refining the definition to differentiate smaller studios from large-scale facilities and recommended a Type 2 review process for such uses.
- **Commissioner Hahnemann** agreed on incorporating scale parameters and reiterated potential noise impacts.
- **Chair Kantwill** suggested provisions addressing indoor vs. outdoor use, operating hours, and noise mitigation.
- **Councilmember Cassidy** noted that size considerations could provide long-term guidance for downtown uses, emphasized the relevance of a Type 2 review, and supported exploring provisions for indoor/outdoor distinctions and smaller-scale facilities.

Public Comments:

- **Alex Bogart** addressed the Commission regarding his proposal for a pickleball facility, noting the building is well-insulated and minimizing potential noise impacts. He expressed concern over timing, noting potential loss of the building if the process is delayed.
- **Jay Sluman** discussed challenges with outdoor training locations and emphasized community demand for timely indoor recreational opportunities.

Staff Summary: Staff clarified that timelines are estimates and would require detailed review before formalizing. The process for amending zoning code provisions was outlined. Staff will return with a proposed processing timeline and potential provisions addressing indoor/outdoor use, size, and scale for sports or recreation facilities in the Downtown Commercial zone to be presented at the next Planning Commission meeting.

2. Climate Element Survey – Staff provided an update on the survey going out with utility bills as part of the Climate Element portion of the Comprehensive Plan Update

Next Meeting Agenda Development

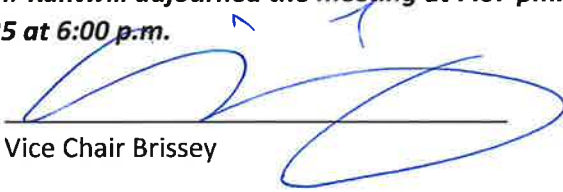
- a. Sports Facility – indoor/outdoor, noise, size, processing timeline.

Commissioner Comments and Discussion

Chair Kantwill noted that he will be attending the next several meetings virtually. He also highlighted upcoming Veterans Day events, including a program on Monday, November 10th, at the school beginning at 1:00 PM, and a Veterans Day celebration hosted by the Eagles on Tuesday, November 11th.

Adjournment

Chair Kantwill adjourned the meeting at 7:07 pm. The Commission will reconvene on November 18, 2025 at 6:00 p.m.


Vice Chair Brissey


Date