

**Planning Commission
Agenda
December 16, 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
 Receive city text alerts: text CLEELUM to 91896

DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available, and the City does not warrant audio quality. Attendees are encouraged to attend in person.

1. **Call to Order and Roll Call**
2. **Public Comment - Limited To 5 Minutes**
3. **Adoption of Minutes**
 - a. November 18, 2025
4. **Business Requiring Public Hearings**
5. **Planning Update**
 - a. Planning Consultant — Colleda Monick — Staff Announcements
6. **New Business**
 - a. Comp Plan Update
 - b. Climate Element Survey
7. **Next Meeting Agenda Development**
 - a. Public Hearing for Text Amendments
 - b. Year In Review
8. **Commissioner Comments and Discussion**
9. **Adjournment**

Upcoming Meetings:

Coal Mines Trail Commission Meeting — January 5, 2026, at 4:00 p.m.

Planning Commission Meeting — January 6, 2026, at 6:00 p.m.

Planning Commission Agenda December 16, 2025

119 W FIRST STREET
CLE ELUM, WA 98922

Public Works & Community Development Committee Meeting — January 7, 2026, at 8:30 a.m.

Regular Council Meeting — January 13, 2026, at 6:00 p.m.

Lodging Tax & Event Committee Meeting — January 14, 2026, at 8:30 a.m.

Historical Preservation Commission Meeting — January 20, 2026, at 3:00 p.m.

Public Safety & Health Committee Meeting — January 21, 2026, at 1:00 p.m.

General Government Committee Meeting — January 28, 2026, at 8:30 a.m.

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

Call to Order

Vice Chair Brissey called the meeting to order at 6:00 PM

Roll Call

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

CEPC Members Absent: Amanda Hahnemann

Council Liaison: Cassidy Buechele-Curtis

Staff Present: Colleda Monick

Commissioner Brissey made a motion to excuse Commissioner Hahnemann. Commissioner Berndt seconded. Motion carried.

Public Comment

Alex Bogart, a resident of Tumble Creek (outside city limits), stated that he attended the meeting two weeks ago and requested that the Commission explore the possibility of expanding the use of Sports and Recreation Facilities in the Downtown Commercial district. He thanked the Commission for considering the request and addressing the issue, expressed his continued support, and offered his assistance with the Commission's ongoing efforts on the text amendments.

Adoption of Minutes

Commissioner Corneilus motioned to accept the November 4, 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.
- **Climate Element Survey:** closes on November 30, 2025
- **Cancelling:** December 2nd, 2025 Commission meeting
- **Teaway Court:** Notice of Application and Environmental Review was issued on November 13, 2025. Comment period closes on December 1, 2025. A public hearing will be scheduled at a later date.

New Business

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

Staff Overview: Staff presented potential options for amending the Downtown Commercial (DC) zoning regulations based on the Commission’s earlier discussion. These options included approaches used in other communities, whether to continue prohibiting outdoor components, scale considerations, the possibility of allowing indoor-only uses, and implications for First Street retail frontage.

Commission Discussion

The Commission discussed the intent of the DC zone as a sales-tax-generating district and the challenges created by the current zoning map, particularly where former General Commercial areas were folded into the DC zone. Members agreed that unused commercial space—particularly along First Street—should be reactivated and that the code should better support viable uses.

There was considerable discussion about the distinction between uses that generate sales tax (e.g., admission-based facilities) versus those that do not. Commissioners also considered the implications of adding Sports and Recreation Facilities to the use table, including noise, parking demand, and the presence of existing nonconforming gyms and studios in the district. The group compared the appropriateness of a lower-level (Type 1) versus higher-level (Type 2) review, with differing opinions on the level of oversight needed.

While recognizing that not all commercial uses are equally beneficial to the district, Commissioners generally agreed that filling vacant storefronts and supporting active commerce aligned with the goals for the DC zone.

Final Direction

The Commission agreed to allow indoor-only Sports and Recreation Facilities in the Downtown Commercial zone, with:

- **Class 2 review** required for buildings fronting First Street; and
- **Class 1 review** permitted elsewhere in the district.

Next Steps

Staff will issue the Notice of Application and Environmental Review on **December 11, 2025**, with the comment period closing **December 26, 2025**, and the public hearing scheduled for **January 6, 2026**.

Next Meeting Agenda Development

- a. Comp Plan Update

Commissioner Comments and Discussion

Councilmember Buchelle-Curtis expressed sincere thanks to the group for their thoughtful consideration of the topics and public requests. She appreciated the meaningful conversation and the Commission’s careful attention to these matters.

Adjournment

Berndt motioned, Cornelius seconded to adjourn the meeting at 6:57 pm. Motion carried. The Commission will reconvene on December 16*, 2025 at 6:00 p.m.

****The December 2, 2025 meeting is cancelled.***

Chair Kantwill

Date

COMPREHENSIVE PLAN UPDATE LAND USE ELEMENT

PLANNING COMMISSION 12/16/25

GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS

- General distribution of land uses
- Population densities / estimate of future growth
- Groundwater protection
- Special consideration to achieving environmental justice
- Promote physical activities and reduce per capita vehicle miles traveled
- Review drainage, flooding and stormwater runoff
- Mitigate wildfire risk

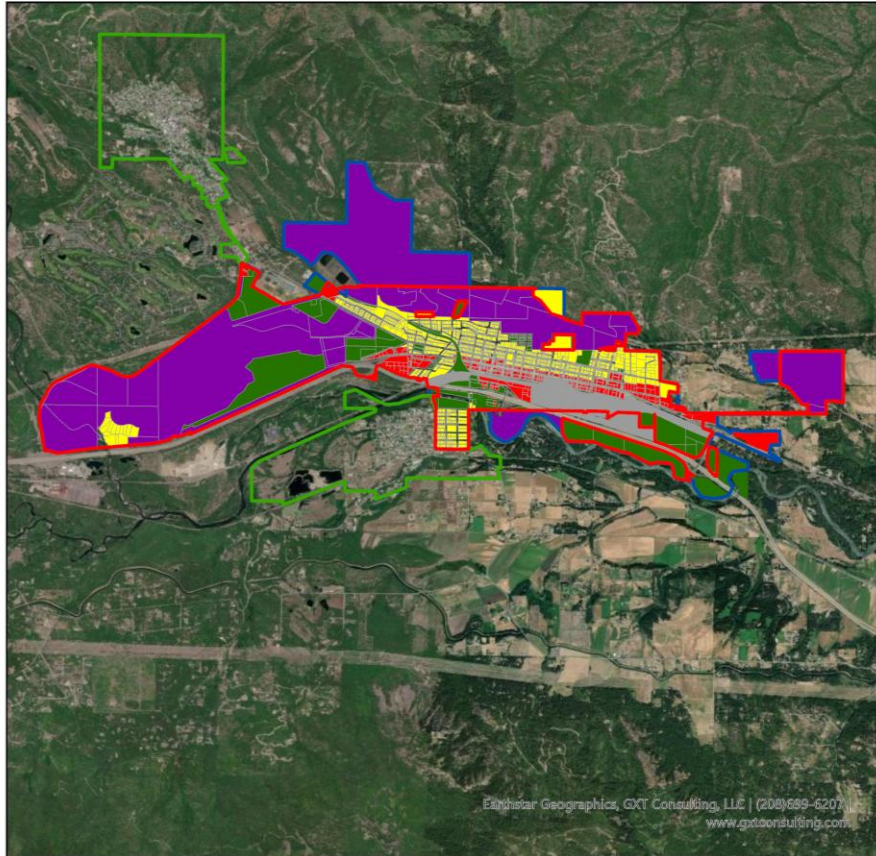


CITY OF CLE ELUM
Future Land Use



LEGEND

- CLE ELUM CITY LIMITS
- URBAN GROWTH AREA
- SEPARATE URBAN GROWTH AREA
- FUTURE LAND USE
 - COMMERCIAL
 - INDUSTRIAL
 - PLANNED MIXED USE
 - PUBLIC USE
 - RESIDENTIAL



Explicar Geographics, GXT Consulting, LLC | (208)689-5207
www.gxtconsulting.com

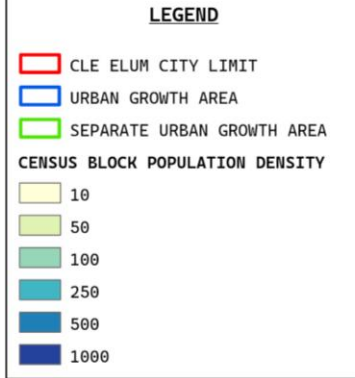
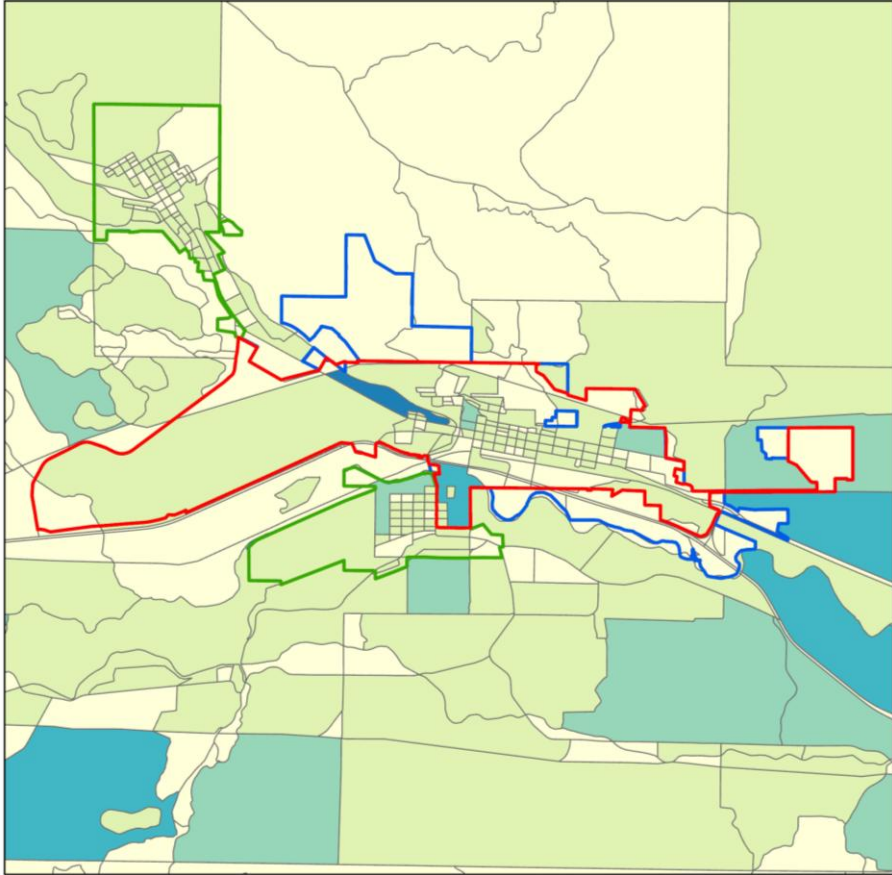


General distribution of land uses

Future Land Use Map



CITY OF CLE ELUM
Population Density



U.S. Census Bureau, Geography Division. "Blocks (2020)" [Dataset]. <https://www.census.gov/cgi-bin/geo/shapefiles/index.php>. (Accessed 12/2025)



Population densities / estimate of future growth

Kittitas County Estimate:

- 848 more people
- 380 new homes





Groundwater protection

Existing narrative on the water system

- Include information on updated infrastructure
- Include new goal/policy language as needed
- Existing goals and policies:
 - Goal LU-12, LU-12.1 through LU-12.6





Environmental Justice

New Policy:

Policy 1.8 Process new development applications in a manner that furthers environmental justice considerations to avoid creating or worsening environmental health disparities.





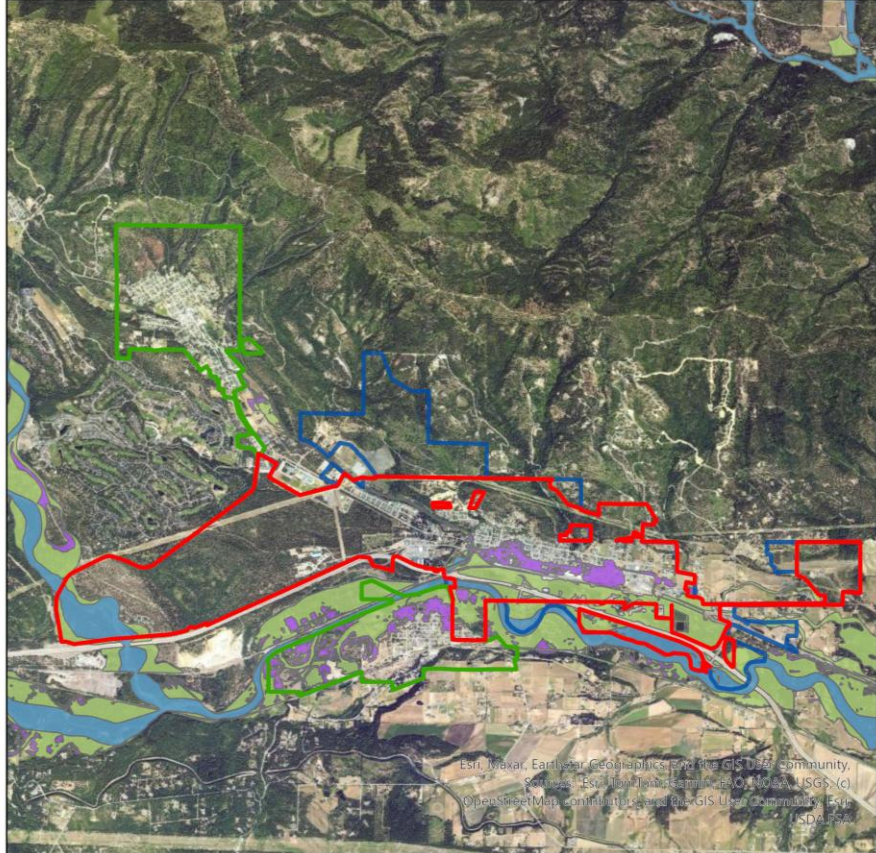
Promote physical activities and reduce per capita VMT

New Proposed Policy:

Policy LU-1.6 Promote the use and development of routes and methods of alternative modes of transportation, such as transit, bicycling and walking, which reduce Cle Elum's vehicle miles travelled (VMT) and promote increased physical activity.



CITY OF CLE ELUM
Flood Hazards



LEGEND

- CLE ELUM CITY LIMITS
- URBAN GROWTH AREA
- SEPARATE URBAN GROWTH AREA
- FEMA FLOOD HAZARD ZONES
 - 1% ANNUAL CHANCE FLOOD HAZARD
 - 0.2% ANNUAL CHANCE FLOOD HAZARD
 - REGULATORY FLOODWAY

FEMA. "FEMA's National Flood Hazard Layer (NFHL)". 10/2025. <https://hazards-fema.maps.arcgis.com/> (Accessed 10/2025).

Esri, Maxar, Earthstar Geographics, and the GIS User Community.
Source: Esri, DigitalGlobe, GeoEye, IGN, Aerotech, USDA, (c)
OpenStreetMap contributors, and the GIS User Community. Esri
USDA



Review drainage, flooding, and storm water runoff

Existing narrative on existing systems

- Include information on updated infrastructure
- Include new goal/policy language as needed
- Existing goals and policies:
 - Goal LU-13, Policies LU-13.1 and LU-13.2





Mitigate Wildfire risk

- Revised district intent statements discuss development in the Wildland Urban Interface (WUI).
- Proposed new Policy:
 - LU-1.7 Encourage development in designated wildland urban interface (WUI) areas to follow Firewire USA recommendations.



CITY OF CLE ELUM

LAND USE ELEMENT



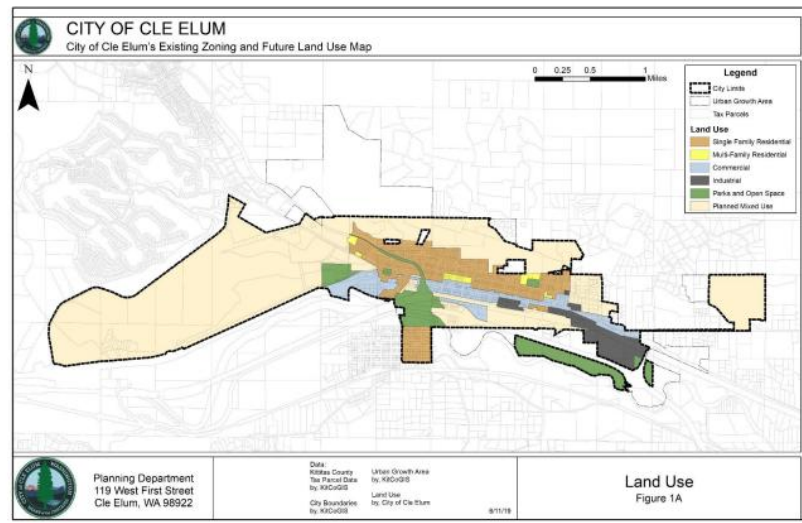
Prepared by:



PROJECT NO. 17156E

APRIL 2019

Figure 1.A. City of Cle Elum Land Use Map



Clean-Up

- Removing outdated text and graphics
- New maps
- Removing redundant goals and policies



What's Next?

- Housing
- Natural Systems
- Capital Facilities
- Transportation
- Parks and Recreation
- Economic Development
- Development Regulations
- Critical Areas

Timeline

- Q1-Q2 2026 (current grant)
 - PC Review Draft Comp Plan Elements and Code Changes
 - Public Engagement - Open Houses to present drafts
- Q3-Q4 2026 (final grant)
 - Official SEPA comment period and Commerce Notice
 - PC public hearing and Recommendation
 - Council public hearing and adoption



COMPREHENSIVE PLAN UPDATE LAND USE ELEMENT

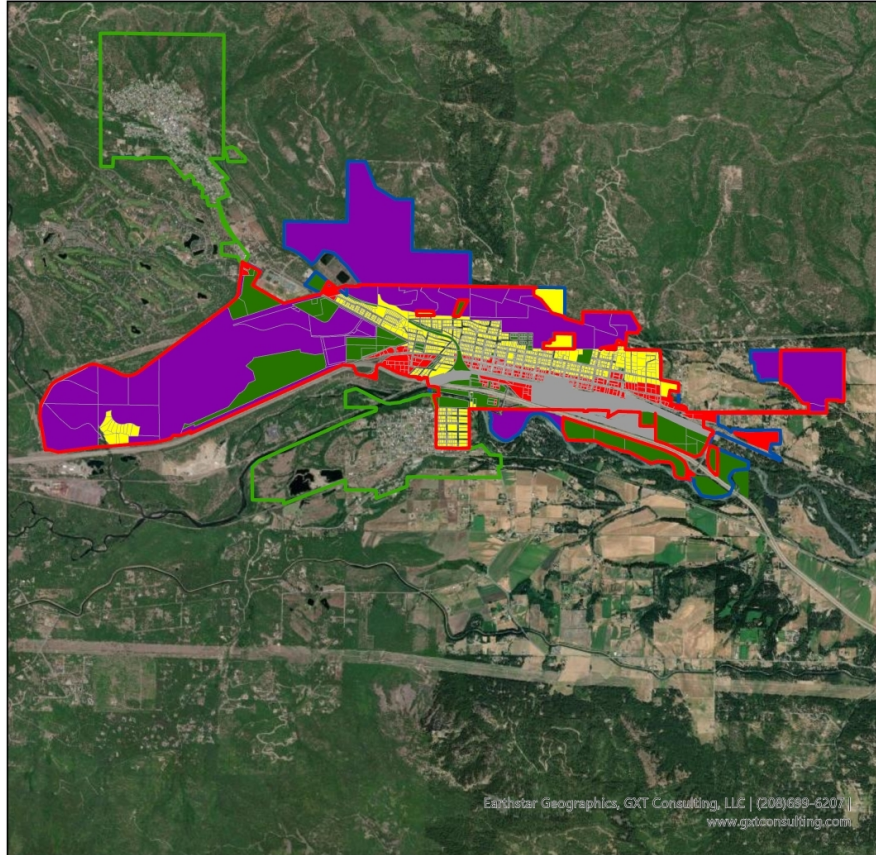
PLANNING COMMISSION 12/16/25

GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS

- General distribution of land uses
- Population densities / estimate of future growth
- Groundwater protection
- Special consideration to achieving environmental justice
- Promote physical activities and reduce per capita vehicle miles traveled
- Review drainage, flooding and stormwater runoff
- Mitigate wildfire risk



CITY OF CLE ELUM
Future Land Use



LEGEND

-  CLE ELUM CITY LIMITS
-  URBAN GROWTH AREA
-  SEPARATE URBAN GROWTH AREA
- FUTURE LAND USE**
-  COMMERCIAL
-  INDUSTRIAL
-  PLANNED MIXED USE
-  PUBLIC USE
-  RESIDENTIAL

Earthstar Geographics, GXT Consulting, LLC | (208)689-6207 |
www.gxtconsulting.com

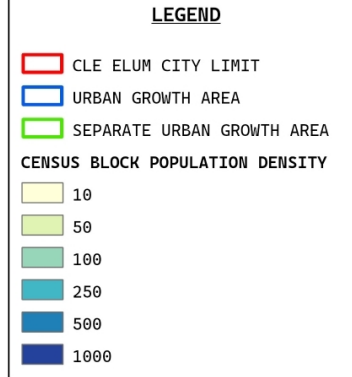
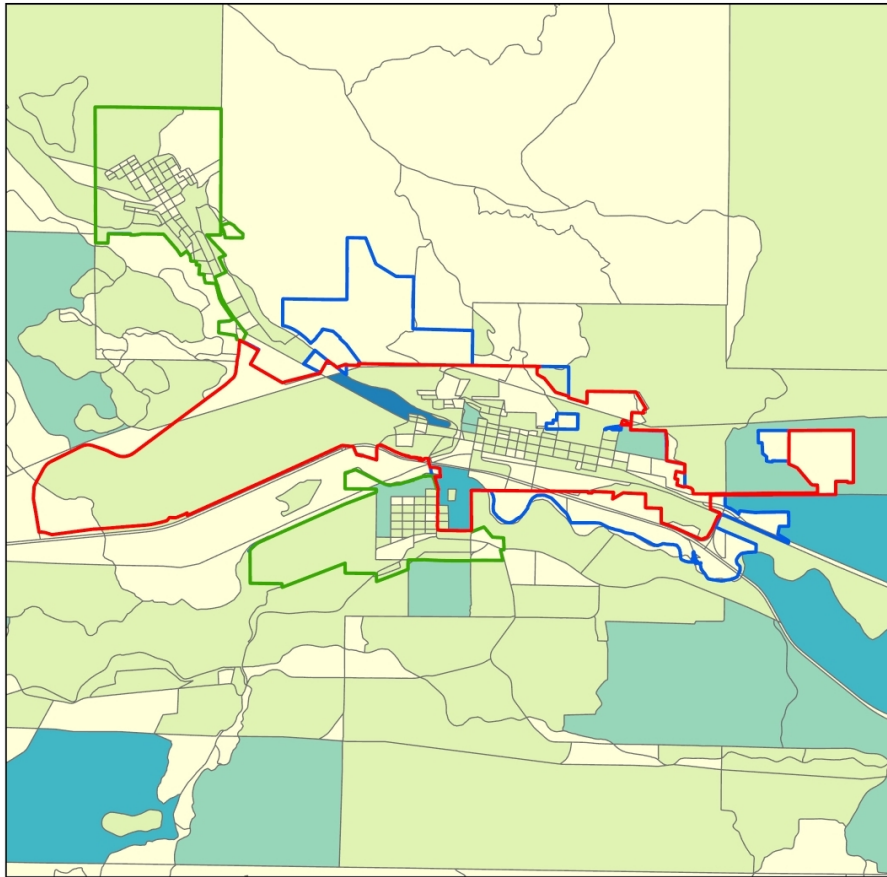


General distribution of land uses

Future Land Use Map



CITY OF CLE ELUM
Population Density



U.S. Census Bureau, Geography Division. "Blocks (2020)" [Dataset]. <https://www.census.gov/cgi-bin/geo/shapefiles/index.php>. (Accessed 12/2025)



Population densities / estimate of future growth

Kittitas County Estimate:

- 848 more people
- 380 new homes





Groundwater protection

Existing narrative on the water system

- Include information on updated infrastructure
- Include new goal/policy language as needed
- Existing goals and policies:
 - Goal LU-12, LU-12.1 through LU-12.6





Environmental Justice

New Policy:

Policy 1.8 Process new development applications in a manner that furthers environmental justice considerations to avoid creating or worsening environmental health disparities.





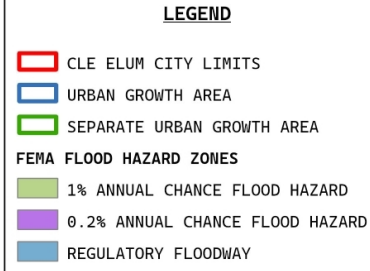
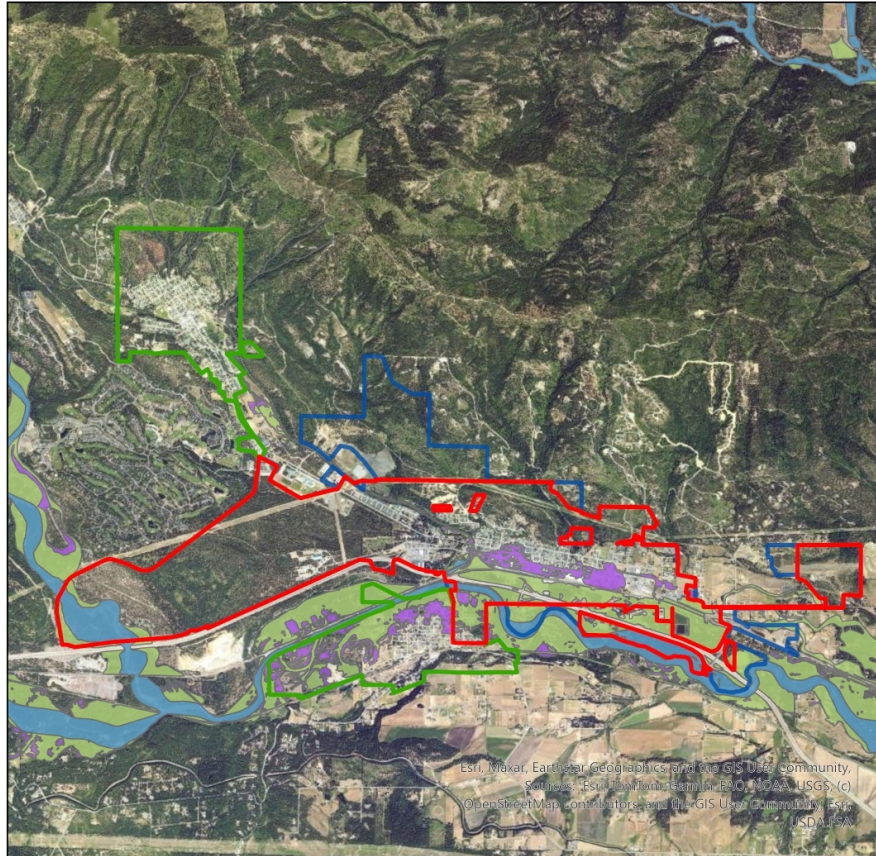
Promote physical activities and reduce per capita VMT

New Proposed Policy:

Policy LU-1.6 Promote the use and development of routes and methods of alternative modes of transportation, such as transit, bicycling and walking, which reduce Cle Elum's vehicle miles travelled (VMT) and promote increased physical activity.



CITY OF CLE ELUM
Flood Hazards



FEMA. "FEMA's National Flood Hazard Layer (NFHL)". 10/2025. <https://hazards-fema.maps.arcgis.com/> (Accessed 10/2025).

Esri, Maxar, Earthstar Geographics, and the GIS User Community, Swirex, Esri, DeLorme, Garmin, Esri, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, USDA, Esri



Review drainage, flooding, and storm water runoff

Existing narrative on existing systems

- Include information on updated infrastructure
- Include new goal/policy language as needed
- Existing goals and policies:
 - Goal LU-13, Policies LU-13.1 and LU-13.2





Mitigate Wildfire risk

- Revised district intent statements discuss development in the Wildland Urban Interface (WUI).
- Proposed new Policy:
 - LU-1.7 Encourage development in designated wildland urban interface (WUI) areas to follow Firewire USA recommendations.



CITY OF CLE ELUM

LAND USE ELEMENT



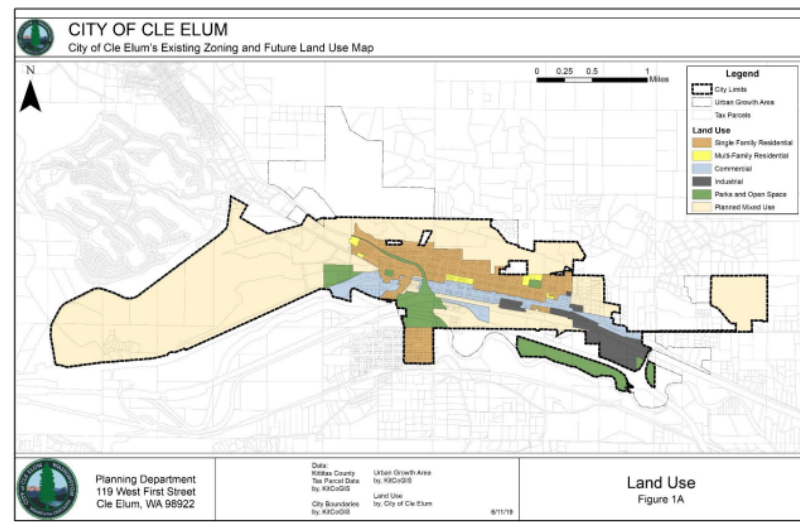
Prepared by:



PROJECT NO. 17156E

APRIL 2019

Figure 1.A. City of Cle Elum Land Use Map



Clean-Up

- Removing outdated text and graphics
- New maps
- Removing redundant goals and policies



What's Next?

- Housing
- Natural Systems
- Capital Facilities
- Transportation
- Parks and Recreation
- Economic Development
- Development Regulations
- Critical Areas

Timeline

- Q1-Q2 2026 (current grant)
 - PC Review Draft Comp Plan Elements and Code Changes
 - Public Engagement - Open Houses to present drafts
- Q3-Q4 2026 (final grant)
 - Official SEPA comment period and Commerce Notice
 - PC public hearing and Recommendation
 - Council public hearing and adoption

