

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

Vice Chair Britney


Date