

**City of Cle Elum**  
**Planning Commission (CEPC) Meeting Minutes**  
**City Council Chambers**  
**December 16, 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 Kirkpatrick, Colin Brissey, Jon Cornelius, Paul Kantwill (remote), Amanda Hahnemann and Ian Steele

**CEPC Members Absent:**

**Council Liaison:** Cassidy Buechele-Curtis

**Staff Present:** Colleda Monick

**Public Comment**

**Adoption of Minutes**

**Commissioner Berndt motioned to accept the November 18, 2025 minutes as presented.**

**Commissioner Cornelius seconded. Motion carried.**

**Public Hearing- City Planning**

None.

**Commission and Staff Reports**

**Colleda Monick, Staff Announcements:**

- **Recognition of Commissioner Cornelius:** The Commission recognized and thanked Commissioner Cornelius for his service on the Planning Commission and congratulated him on his appointment as a City Councilmember. Commissioner Cornelius joined the Planning Commission on April 16, 2024, and made meaningful contributions to the Commission's work, including amendments to the Municipal Code and service as the Planning Commission liaison to the Climate Element Committee. Commissioner Berndt commented on the Planning Commission's strong track record of preparing members for service on the City Council.
- **Planning & Historic Preservation Commission Openings:** There is still a vacancy on the Historic Preservation Commission. Planning Commission will have a vacancy starting in 2026 for a city resident.
- **Public Hearing:** Notice of the proposed text amendments was issued on December 11, 2025 and the comment period closes on December 26<sup>th</sup>, 2025. The Public Hearing is scheduled for January 6<sup>th</sup>, 2025.
- **Teardown Court:** Notice of Application and Environmental Review was issued on November 13, 2025. Comment period closed on December 1, 2025 – the City has posted all public received online. There were 19 comments in all. A public hearing is being scheduled for the beginning of February with notice being issued at least 15 days in advance.
- **Bullfrog Flats Development:** Continues to progress. The City is processing the final plats for the first three phases and anticipates a possible approval on S-1 before the end of the year – which could mean residential construction happening in the first quarter of 2026.

- **Flood Resources:** for the City can be found on the City's home page – cleelum.gov
- **Voter Survey Results of the City Heights Judgement:** can be found on the City's home page

### **New Business**

1. Comp Plan Update  
Staff presented a PowerPoint presentation regarding the Land Use Element, specifically highlighting requirements as required by Commerce, along with a rough timeline for work in 2026.
2. Climate Element Survey: closed on November 30, there were over 180 responses received.

### **Next Meeting Agenda Development**

- a. Election of Chair and Vice Chair
- b. Public Hearing: Text Amendments
- c. Year in Review

### **Commissioner Comments and Discussion**

Commissioners shared closing remarks reflecting on the accomplishments of the past year, extended well wishes to Commissioner Cornelius in his new role, and expressed appreciation for the Commission's work and collaboration. Questions were raised regarding recent city issues, including infrastructure projects and flooding conditions, and a brief update was provided. Councilmember Cassidy thanked the Commission for a productive year, noted anticipated work ahead, and confirmed she will continue serving as liaison in 2026.

### **Adjournment**

***Commissioner Cornelius made a motion to adjourn the meeting at 6:44 pm. Commissioner Steele seconded. Motion carried. The Commission will reconvene on January 6th, 2026 at 6:00 p.m.***

  
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Commissioner Gary Berndt *Acting*

*1/6/2026*  
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Date