

**CITY EXHIBIT LIST**

File Numbers: SEP-2025-003  
Hearing Date: January 6, 2026

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**CITY OF CLE ELUM**  
**FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION**  
**for**  
**2025 TEXT AMENDMENTS -2**

Application File: SEPA 2025-003

**APPLICANT:** City of Cle Elum

**REQUEST:** Non-project text amendments to the following CEMC Chapters:  
17.04.040 and 17.04.050; and 17.14.030

**PROJECT LOCATION:** City-Wide

**PARCEL NUMBER(S):** City-Wide

**DATE OF HEARING:** January 6, 2026

**STAFF CONTACT:** Colleda Monick, Planning Consultant

**I. DESCRIPTION OF REQUEST:**

The city of Cle Elum Planning Department is proposing non-project text amendments to the following CEMC Chapters: 17.04.040 and 17.04.050; and 17.14.030.

**II. SUMMARY OF RECOMMENDATION:**

Approval.

**III. FINDINGS:**

From the review of the proposed text amendments, a review of the Cle Elum Comprehensive Plan 2037, and the Cle Elum Zoning Ordinance, Planning Staff makes the following:

- A. Background:** The City of Cle Elum Planning Commission held study sessions regarding the proposed text amendments to CEMC Chapters 17.04.040 and 17.04.050; and 17.14.030 on the following dates:  
September 16, 2025, October 7, 2025, November 4, 2025, November 18, 2025 and December 16, 2025 (5 meetings in total).

- B. Planning Commission Authority:** As an advisory body, the Planning Commission has the authority to make recommendations on amendments to the Cle Elum Municipal Code Development Regulations per CEMC 14.10.010(A)(11) and 14.10.020(A).
- C. Cle Elum Comprehensive Plan 2037:** The proposed text amendments are consistent with the following goals and policies of the Comprehensive Plan.
- a. Goal LU-1: Management and Implementation.
  - b. Goal LU-2: Maintain residential quality and livability suitable for a rural town.
  - c. Goal LU-5: Create Order and Energy in Commercial Areas
  - d. Policy LU-5.1: Assure that a broad and diverse range of products and services are available to the residents of the City of Cle Elum.
  - e. Policy LU-5.10: Encourage broad and diverse uses in existing commercial areas to promote maximum occupancy.
  - f. Goal LU-9: Protect and preserve the character of Cle Elum's historic Downtown Commercial Core.
  - g. Goal LU-15: Noise.
  - h. Policy LU-15.4: Consider noise impacts within development application review processes.
  - i. Goal LU-18: Aesthetics
  - j. Policy LU-18.6: Encourage the development of spaces that attract both residents and tourists, and promote social and community interaction.

**IV. PROPOSED TEXT AMENDMENTS:**

Proposed changes to these sections are summarized below. Full track changes are enclosed as exhibits.

**1. 17.04.040 & 17.04.050 (Exhibit C-02-A)**

These changes are being proposed to provide greater flexibility for home and property owners to modify lawfully established nonconforming uses.

- 17.04.040 – Nonconforming uses.
  - Adding standards for the expansion of non-conforming uses along with specific examples, as well as removing the barrier that limits expansion to only those properties located in the Residential zoning district.
- 17.04.050 – Nonconforming buildings and structures.
  - Made revisions to clarify that nonconforming structures may be repaired or altered only when the changes do not increase the degree of nonconformity, with routine maintenance allowed and structural changes permitted only when required by law or approved by the Planning Director. Additional revisions allow single-family and duplex expansions up to 50% of the existing building area under CEMC 14.30.050, with all other expansions following the application procedures in CEMC 14.30.070.

**2. 17.14.030 – Table of Permitted Uses (Exhibit C-02-B)**

These changes are being proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.

- 17.14.030 – Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.

**V. ENVIRONMENTAL REVIEW:**

This project was processed for review under the State Environmental Policy Act, SEP-2025-003, as a procedural action under WAC 197-11-800(19), and a Determination of Nonsignificance was issued on December 11, 2025, which was not appealed.

**VI. TYPE V REVIEW PROCEDURES**

In accordance with CEMC 14.30.090(C)(3), the Planning Commission shall review the staff report, environmental documents, written comments, and testimony at the public hearing and shall make a recommendation to the city council to approve, approve subject to conditions, or deny the proposed amendments. The recommendation shall be based on the official record and shall include written findings addressing the following:

- a. The need for the proposed amendment;

*To clarify existing code, address inconsistencies, and improve implementation of the City's Comprehensive Plan goals and policies.*

- b. Whether the proposed amendment is in the public interest;

*The proposed amendments serve the public interest by promoting clarity, transparency, and consistency, supporting orderly development protecting community character.*

- c. Consistency with the Cle Elum comprehensive plan and related documents;

*As demonstrated in section III.C. of this report, the proposed amendments are consistent with and implement several goals and policies of the Land Use Comprehensive Plan.*

- d. Consistency with the Cle Elum future land use map;

*Not applicable – the proposed amendments do not modify the zoning map or future land use map.*

- e. Compliance with the provisions of the Cle Elum Municipal Code; and

*The proposed changes are consistent with applicable municipal code standards for the Type V review process. Several changes were made to cite relevant code sections and promote consistency across code sections.*

- f. Compliance with the provisions of the laws of Washington State including, but not limited to, the Washington State Growth Management Act and the Washington State Environmental Policy Act.

*The proposed changes are in compliance with applicable state law. As documented previously, the proposed changes are consistent with the Comprehensive Plan, as required by the GMA. A SEPA Determination of Non-significance was issued on December 11, 2025 which was not appealed.*

**VII. PUBLIC NOTICE:**

Public notice was provided for in the following manner:

Notice of Application, Environmental Review, and Public Hearing	December 11, 2025
Legal Ad Published	December 11, 2025
DNS Issued	December 11, 2025

**VIII. CONCLUSIONS:**

1. The proposed text amendments are consistent with several goals and policies of the 2037 Comprehensive Plan.
2. The proposed text amendments are consistent with the relevant Type V review criteria found in CEMC 14.30.090(C)(3).
3. The Planning Commission has the authority to make a recommendation to the City Council.
4. Eighteen (18) written public comments were received prior to the final drafting of this Staff Report. All comments expressed support for expanding the “Sports Facility” use in the Downtown Commercial zoning district. Staff notes that all comments received were submitted by individuals who reside outside the City limits and are included as exhibits herein (Exhibit C-07 through C-24).

**IX. RECOMMENDATION:**

The Planning Division recommends approval to proposed text amendments to Chapters CEMC Chapters: 17.04.040 and 17.04.050; and 17.14.030.

**Planning Commission Actions, Options and Potential Motions:**

Motion to Approve: Move to recommend approval of the proposed text amendments to city council as written.

Motion to Approve with Changes: Move to recommend approval of the proposed text amendments to city council, to include the changes made to Sections XXXXXX, as noted in the minutes.

Motion to Deny: Move to recommend denial of the proposed text amendments to city council.

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## **EXHIBIT C-02 A**

### **Chapter 17.04**

### **GENERAL PROVISIONS**

#### Sections:

<b>17.04.010</b>	<b>Title.</b>
<b>17.04.020</b>	<b>Map adopted.</b>
<b>17.04.040</b>	<b>Nonconforming uses.</b>
<b>17.04.050</b>	<b>Nonconforming buildings and structures.</b>
<b>17.04.060</b>	<b>Nonconforming lots of record.</b>
<b>17.04.070</b>	<b>Controlling provisions.</b>
<b>17.04.080</b>	<b>Severability.</b>

#### **17.04.010 Title.**

This title shall be known as the "Zoning Ordinance of the City of Cle Elum."

(Ord. 1163 § 1, 2001)

#### **17.04.020 Map adopted.**

This title consists of the text hereof together with that certain map identified by the approving signatures of the mayor and the city clerk on the title page and marked and designated as "The map of the zoning ordinance of the city of Cle Elum," which map is on file in the office of the city clerk. The map has been examined by the city council and is adopted as part of this title. The title, and each and all of its terms, is to be read and interpreted in the light of the contents of the map. In the event of any conflict between the map and the text of this title, the text of this title shall prevail.

(Ord. 1163 § 1, 2001)



## 17.04.040 Nonconforming uses.

The lawful use of any building, structure, land or sign in existence at the time of the passage of the ordinance codified in this title, although such use does not conform to the provisions of this title, may be continued subject to the limitations of this section.

A. Expansion – No existing building, structure or land ~~containing devoted to~~ a nonconforming use shall be expanded, enlarged, reconstructed, intensified or structurally altered unless the ~~use thereof is changed to a use permitted in the zoning district in which the building, structure, or land is located.~~ following standards are met:

1. Degree of nonconformity is not increased. For the purposes of this chapter, the degree of nonconformity means the extent to which a building, structure, or use does not comply with current zoning standards. An expansion, alteration, or change shall not increase the degree of nonconformity.

Example (allowed): A dwelling that encroaches two feet into a required side yard setback may be expanded on the opposite side of the structure, provided the addition meets current setback standards.

Example (not allowed): An addition within the encroaching side yard would increase the setback encroachment and is not permitted.

2. Building or use expansion shall not exceed 50% of the existing footprint, provided that it does not increase the degree of nonconformity.

Example: A single-family dwelling in the Commercial zoning district that can add a garage or expand the structure as long as it meets the underlying zoning standards.

3. All other applicable standards of the underlying zone are met.

B. Change – When authorized by the planning director, a nonconforming use may be changed to a use of a like nature or use that is more in conformance with the existing regulations.

C. Extension – When authorized by the planning director, a nonconforming use may be extended throughout those parts of a building which were manifestly designed or arranged for such use prior to the date when such use of the building became nonconforming, if no structural alterations except those required by law are made therein.

D. Discontinuance – When a nonconforming use of land or a nonconforming use of all or part of a structure is discontinued or abandoned for a period of one year, such use shall be considered abandoned and lose its nonconforming status. Normal seasonal cessation of use, or temporary discontinuance for purposes of maintenance or improvements, shall not be included in determination of the one-year period of discontinuance.

E. Reversion – If a nonconforming use is changed to a permitted use, the nonconforming use shall not be resumed.

F. Residential exception – Legally established residential uses located in any ~~residential~~ zoning district shall not be deemed nonconforming for the purposes of residential alteration, residential enlargement or residential expansion provided:

1. The residential use was legally established.

~~2. The residential use was established at least fifty years prior to the adoption of this regulation.~~

~~3.2~~ The residential use has been continuous and has never lapsed for more than twelve consecutive months.

~~4.3~~ The residential use shall comply with the development standards of the underlying zone in which it is located.

~~5. A declaration of covenant between the property owner and the city of Cle Elum must be completed and executed prior to the issuance of a building permit, and shall be recorded with the Kittitas County Auditors Office, stating generally:~~

~~The current Residential use and proposed expansion, enlargement or alteration is not located within a residential zone and is therefore subject to noise, dust, vibration, smoke, activity, and the like associated with legally permitted uses in the zoning district. Legally permitted uses in compliance with Cle Elum Municipal Code in any zone have the right to continue without hindrance.~~

(Ord. 1279 § 2 (Attach. B), 2007; Ord. 1163 § 1, 2001)

## 17.04.050 Nonconforming buildings and structures.

A building or structure in existence at the time of the passage of the ordinance codified in this title, although such use does not conform to the provisions of this title, may be maintained subject to the limitations of this section.

A. Expansion – A nonconforming structure may not be changed, altered, replaced, added to or expanded in any manner, except as provided in ~~subsection B of this section and unless such change or alteration does not increase the degree of nonconformity or would bring the structure into conformity with provisions of the zoning code.~~CEMC 1704.040(A).

B. Repair – ~~Such Normal structural~~ repair and maintenance work as required to keep the structure in sound condition may be made, ~~including replacement of walls, fixtures and plumbing, provided no structural alterations shall be made except such as are required by law or ordinance or authorized by the planning director.~~

C. Reconstruction of a Nonconforming Structure - In case of damage or destruction by fire or other causes ~~requiring expenditures for repair in excess of one-half of the assessed value as shown on the county assessor's records the structure can be rebuilt as it was,~~ immediately prior to ~~destruction, the structure or structures, other than residential dwellings, shall not be rebuilt unless they conform to all requirements of the zoning code.~~the damage or in a manner that is less conforming. Permits to repair the damage must be applied for within one year and construction must be completed within two years of the damage occurring or the legal nonconforming status will be lost.

ED. Any nonconforming structures shall be maintained in usable condition or the nonconforming status shall be lost.

~~E. In the case of expanding a nonconforming single-family dwelling or duplex, the proposed expansion is fifty percent or less of the existing building area. The provisions of CEMC 14.30.050 shall also be used for the reconstruction of a nonconforming single-family dwelling or duplex. In the case of expanding anything else, the application procedures shall be the same as those established in CEMC 14.30.070.~~

(Ord. 1222 § 3 (Exh. C), 2004; Ord. 1163 § 1, 2001)

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**17.04.060 Nonconforming lots of record.**

A. Residential districts – In any residential district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record, notwithstanding limitations imposed by other provisions of this title. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width that are generally applicable in the district, provided that yard dimensions and requirements (other than those applying to area or width) shall conform to the regulations for the district in which such lot is located.

In all residential zoning districts, if two or more lots or combinations of lots and portions of lots with continuous frontage are of record prior to May 23, 1960, and if all or part of the lots do not meet the minimum requirements established for lot width and area, the land involved shall be considered to be an undivided parcel for the purposes of this title, and no portion of the parcel shall be used or sold in a manner which diminishes compliance with the lot width and area requirements established by this title, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this title.

B. Other districts – In any other district, permitted buildings and structures may be constructed on a nonconforming lot of record, provided lot coverage, yard, landscaping and off-street parking requirements are met. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. If all or part of the lots do not meet the minimum requirements established for lot width and area, the land involved shall be considered to be an undivided parcel for the purposes of this title, and no portion of the parcel shall be used or sold in a manner which diminishes compliance with the lot width and area requirements established by this title, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this title.

(Ord. 1163 § 1, 2001)

**17.04.070 Controlling provisions.**

The provisions of this title shall be held to be minimum requirements. Where this title imposes greater restrictions than are imposed by other chapters, laws, rules, or regulations, the

provisions of this title shall control. Where this title imposes lesser restrictions than are imposed by other chapters, laws, rules or regulations, the provisions of the more restrictive title shall control.

(Ord. 1163 § 1, 2001)

### **17.04.080 Severability.**

If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

(Ord. 1163 § 1, 2001)

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**The Cle Elum Municipal Code is current through Ordinance 1713, passed October 28, 2025.**

Disclaimer: The city clerk's office has the official version of the Cle Elum Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited here.

[City Website: cityofcleelum.com](http://cityofcleelum.com)

[City Telephone: \(509\) 674-2262](tel:(509)674-2262)

[Hosted by General Code.](#)

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**EXHIBIT C-02 B****Chapr 17.14**  
**PERMITTED LAND USES**

Sections:

<b>17.14.010</b>	<b>Purpose.</b>
<b>17.14.020</b>	<b>Land use classification system.</b>
<b>17.14.030</b>	<b>Table of permitted land uses.</b>
<b>17.14.040</b>	<b>Unclassified uses.</b>
<b>17.14.050</b>	<b>Home occupations.</b>

**17.14.010 Purpose.**

The purpose of this chapter is to provide clarity and consistency in the city's zoning regulations by establishing a table of permitted uses that aligns with the intent and character of each zoning district. Some uses are inherently compatible with a district's purpose and can be permitted outright, while others may require additional review to ensure that potential impacts are mitigated through careful site design. In some cases, certain uses may be fundamentally incompatible with a district's objectives and are therefore not allowed. This chapter defines where specific uses are permitted, identifies the appropriate level of review for each, and ensures that zoning decisions support the city's long-term vision for balanced growth, economic development, and community character.

(Ord. 1698 § 1 (Exh. A), 2025)

**17.14.020 Land use classification system.**

Land uses within each zoning district shall be classified into four principal categories which establish a class of use. The class of use generally corresponds to a type of review that is based on a level of review complexity. However, certain circumstances may alter the type of review due to a higher or lower complexity.

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- A. Class (1) uses are permitted, provided the district standards are met. The administrative official shall use the procedures in CEMC Section [14.30.050](#) to review Class (1) uses and associated site improvements. Class (1) uses in certain situations may require a Type (2) review, as required by CEMC Section [14.30.040](#).
- B. Class (2) uses are generally permitted in the district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) review by the administrative official is required in order to promote compatibility with the intent and character of the district and the policies and development criteria of the Cle Elum comprehensive plan.
- C. Class (3) uses are generally not permitted in a particular district, but may be allowed by the hearing examiner after a Type (3) review and public hearing. The hearing examiner may approve, deny, or impose conditions on the proposed land use and site improvements to promote compatibility with the intent and character of the district and the policies and development criteria of the Cle Elum urban area comprehensive plan.
- D. *Uses Not Permitted.* Any use listed in Table 16.1 and not classified as either a Class (1), (2), or (3) use in a particular district shall not be permitted in that district. A request for an unclassified use, under CEMC Section [17.14.040](#), that is denied by the hearing examiner is considered as a use not permitted.
- E. *Multiple Uses.* When two or more uses are proposed for the same project, the entire project shall be subject to the type of review required by the highest classified use, Class (3) uses being higher than Class (2), and Class (2) uses being higher than Class (1).
- F. *Administrative Official's Determination of Table of Permitted Land Uses.*
1. The administrative official shall be authorized to determine whether a new or expanded use not otherwise identified in Table 16.1, Permitted Land Uses, is consistent with or similar to those already provided for within the table.
  2. In the event that an applicant is aggrieved by a verbal determination of the administrative official, the applicant may submit a request for a written determination to the city of Cle Elum planning division.
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3. If the administrative official cannot conclusively determine that a new or expanded use is consistent with or similar to those identified within Table 16.1, the determination may be considered as an administrative interpretation under CEMC Section [14.10.030](#).

(Ord. 1698 § 1 (Exh. A), 2025)

### 17.14.030 Table of permitted land uses.

**Table 16.1. Permitted Land Uses**

R = Residential

DC = Downtown  
Commercial

GC = General Commercial

MFR = Multiple-Family  
Residential

EC = Entry Commercial

I - Industrial

PU = Public Use

	R	MFR	DC	EC	GC	I	PU
<b>AMUSEMENT AND RECREATION</b>							
Entertainment Venue*				2	1		
Game Room*			3	2	1		
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*			<u>2<sup>4</sup> &amp; 12/4</u>	2	1		1
Theaters			1	2	1		



<b>COMMUNITY SERVICES</b>							
Cemetery/Crematorium With Funeral Home					2		
Places of Worship*	3	3	3	1	1		1
Community Center*	3	3	2	1	1		1
Correctional Facilities							3
Day Care Center*	3	3		1	1		
Day Care Facilities (Not Home Occupation): Family In-Home*	1	1					
Funeral Home Not Associated With Cemetery/Crematorium			3				
Hospital*		3			2		1
Libraries	3	3					1
Meeting Halls, Fraternal Organizations*			2	1	1		1
Museums, Art Galleries			1		1		1
Public Facility*	3	3	1	1	1	1	1
Schools*	3	3					1
Business Schools*							1
Vocational Schools*							1
Community College/University							1
<b>RESIDENTIAL</b>							

Detached Single-Family Dwelling	1	1			3		
Accessory Dwelling Unit	1	1					
Existing Detached Single-Family Dwelling on Existing Lots of Record 5,000 Sq Ft or Less			2	2	2	2	
Detached Single-Family Dwelling (Zero Lot Line)	2	2					
Attached Single-Family Dwelling, Common Wall	2	2					
Two-Family Dwelling (Duplex)	1	1					
Converted Dwelling	2	2					
Multifamily Development*		1	2	2	2		
Mixed-Use Building*			1	2	2	2	
Mobile Home Park					3		
Adult Family Homes/Group Homes	1	2	3 <sup>2</sup>	3	3		
Nursing/Convalescent Home (Medical)*	3	1		2	2		
Retirement Home (Assisted Living)*	2	1		2	2		
Bed and Breakfast	3	2	2	2	2		
<b>RETAIL TRADE AND SERVICE</b>							
Animal Clinic/Hospital/Veterinarian			2	1	1	2	
Car Wash/Detailing			3 <sup>2</sup>	1	1	1	
Bars/Taverns			1	1	1		

Beauty and Barber Shops			1	1	1		
Animal Grooming*			2	1	1		
Convenience Store With Gas Station			2	1	1		
Financial Institutions			1	1	1		
General Retail			1	1	1	2 <sup>3</sup>	
Hotels/Motels			1 <sup>1</sup>	1	1		
Pet Day Care/Animal Training/Kennel*				2	3	2	
Laundromats/Dry Cleaners			2	1	1	2	
Lumber Yards				2	1	1	
Maintenance and Repair Shops				1	1	1	
Marijuana Retail			3	3	3	3	
Massage Therapy/Spa			1	1	1		
Micro-Brewery, Distillery, or Winery			1	1	1	2	
Mobile Vendor			1	1	1	1	
Motor Vehicle Sales				1	1	1	
Offices and Clinics	3		1	1	1		
Contractor Office With Yard or Storage			2 <sup>2</sup>	1	1	1	
Contractor Office Without Yard or Storage			1	1	1		
Paint and Body Repair Shops				1	2	1	

Parking Lots and Garages			3 and 2 <sup>2</sup>	1	1	1	
Parts and Accessories (Tires, Batteries, etc.)			3 and 2 <sup>2</sup>	1	1	1	
Broadcast Media			2	1	1		
Recycling Drop-off Center (8)						3	
Sales/Rental: Auto, Truck, Trailer, Fleet Leasing Services With Storage				2	2	1	
Sales/Rental: Heavy Equipment				2	2	1	
Restaurant			1	1	1		
Restaurants, With Drive-In or Drive-Through			2	1	1	2	
Short-Term Rental*	2	2	2	2	2	3	
Towing Services				1	2	1	
Wrecking and Dismantling Yard						3	
<b>INDUSTRIAL (OR MANUFACTURING)</b>							
Fabricated Structural Metal Products			3 <sup>2</sup>	2	2	1	
Food Processing Without Retail			3 or 2 <sup>2</sup>	3	2	1	
Machinery and Equipment				3	3	1	
Marijuana, Producers, Processor, Research						2	
Plastic Products and Assembly				3	3	1	
Paperboard Containers and Boxes				3	3	1	
Prefabricated Structural Wood Products and				3	3	1	

Containers							
Printing, Publishing and Binding			3	2	2	1	
Wineries				3	3	1	
<b>TRANSPORTATION</b>							
Bus Terminals/Storage and Maintenance Facilities			3 <sup>2</sup>	1	2	1	
Transportation Brokerage Offices, With Truck Parking/Contract Truck Hauling			3 <sup>2</sup>	2	3	1	
Railroad Switch Yards, Maintenance and Repair Facilities, etc.			3 <sup>2</sup>	2	2	1	
Airport							1
<b>UTILITIES</b>							
Power Generating Facilities*				3	3	3	
Utility Services*	3	3	3	3	3	2	
<b>WHOLESALE TRADE – STORAGE</b>							
Storage Facilities, Commercial*				3	2	1	
Residential Mini-Storage*		3	3 <sup>2</sup>	2	2	1	

\* Indicates a defined term (CMC Chapter [14.20](#)).

**1** Hotels and residential uses shall be located in the upper floors of a building with only necessary entrances and lobbies at the street level.

**2** Where this footnote appears, the use is permitted at the indicated level of review only when not located on First Street.

Examples:

- Car wash/detailing would only be allowed as a Class (3) when not on First Street and prohibited on First Street.
- Parking lots and garages would be allowed as a Class (3) on First Street and a Class (2) everywhere else.
- Mobile vendor is a Class (1) everywhere (on First Street and everywhere else).

**3** Manufacturing, production or treatment of products clearly incidental to the conduct of a retail business conducted on the premises.

4 Indoor use only

(Ord. 1698 § 1 (Exh. A), 2025)

### **17.14.040     Unclassified uses.**

Any use not listed in Table 16.1 is an unclassified use and shall be permitted only in those districts so designated by the hearing examiner. Any unclassified use permitted in a particular zoning district shall be allowed only as a Class (2) or (3) use, as determined by an administrative official or hearing examiner.

(Ord. 1698 § 1 (Exh. A), 2025)

### **17.14.050     Home occupations.**

A. *Purpose.* The conduct of an accessory business within an existing dwelling may be permitted under the provisions of this section. It is the intent of this section to:

1. Ensure the compatibility of home occupations with other uses permitted in the underlying zone; and
2. Preserve the existing dwelling as the primary use of the structure or property; and
3. Maintain and preserve the character of residential neighborhoods; and
4. Promote the efficient use of public services and facilities by assuring these services are provided to the residential population for which they were planned and constructed, rather than commercial uses.

B. *Table of Permitted Home Occupations.* Table 16.2 titled “Permitted Home Occupations” is incorporated as a part of this section. Each permitted home occupation listed in Table 16-2 is designated as a Type (1), (2) or (3) use for a particular zoning district. Proposed home occupations in existing dwellings in the commercial and industrial zoning districts shall follow the land use requirements of the MFR zoning district. All permitted home occupations are subject to the standards of this title, including the specific conditions of subsection (C) of this section and the applicable review procedures of CEMC Chapter 14.30. Specific uses not permitted as home occupations are listed in subsection (H) of this section.

**Table 16.2. Permitted Home Occupations\***

Zoning District		
	R	MFR
Barbershop, beauty parlor	2	2
Day care, family home*	1	1
Professional services*	2	2
Dog grooming	2	2
Food preparation*	2	2
Home contractor*	1	1
Home office*	1	1
Home instruction*	1	1
Product assemblage/service*	1	1

Zoning District		
	R	MFR
Short-term rental*	1	1
Unclassified home occupation		

**Notes:**

\* Refers to definition in CEMC Chapter [17.16](#).

1 = Type (1) permitted home occupation.

2 = Type (2) permitted home occupation.

C = Conditional use, public hearing and approval by the hearing examiner required.

C. *Necessary Conditions*. Home occupations are permitted as an accessory use to the residential use of a property only when all the following conditions are met:

1. The home occupation is conducted inside a structure within property on which is established the primary residence of the practitioner(s). For the purpose of administering this section, "primary residence" shall be defined as the residence where a person or persons reside for the majority of the calendar year;
2. The home occupation is incidental and subordinate to the residential functions of the property. No action related to the home occupation shall be permitted that impairs reasonable residential use of the dwelling;
3. There are no external alterations to the building which change its character from a dwelling;
4. The portion of the structure or facilities in which a home occupation is to be sited must be so designed that it may be readily converted to serve residential uses;
5. The business is conducted in a manner that will not alter the normal residential character of the premises, including but not limited to the use of lighting and signs, or the emission of noise, vibration, dust, glare, heat, smoke or odors;



6. The home occupation does not generate materially greater traffic volumes than would normally be expected in the residential neighborhood; the frequency of deliveries should be comparable to that of a single-family home without a home business. No more than six customers or vehicle trips are permitted per day unless otherwise permitted through review;
7. There is no outside storage or display of any kind related to the home occupation except for typical vehicle parking associated with the business, but not including job trailers, food trucks, or similar accessory vehicles visible from the public right-of-way;
8. The home occupation does not require the use of electrical or mechanical equipment that would change the fire rating of the structure;
9. The home occupation does not require the use of electrical equipment that exceeds FCC standards for residential use;
10. The home occupation does not increase water or sewer use so that the combined total use for the dwelling and home occupation is significantly more than the average for residences in the neighborhood;
11. A business license is purchased where required;
12. One employee in addition to the owner/occupant is permitted;
13. All stock in trade kept for sale on the premises is produced on site by hand without the use of automated or production line equipment.

In granting approval for a home occupation, the reviewing official may attach additional conditions to ensure the home occupation will be in harmony with, and not detrimental to, the character of the residential neighborhood. Any home occupation authorized under the provisions of this title shall be open to inspection and review at all reasonable times by the building and enforcement official for purposes of verifying compliance with the conditions of approval and other provisions of this title.

D. *Materials and Storage.* The storage of equipment, materials, or goods shall be permitted in connection with a home occupation provided such storage complies with the following standards:

1. All equipment, materials, or goods shall be stored completely within the space designated for home occupation activities and not visible from the public right-of-way.
2. Only those materials or goods that are utilized or produced in connection with the home occupation may be stored within the dwelling unit or accessory building.
3. All flammable or combustible compounds, products, or materials shall be maintained and utilized in compliance with the fire code.
4. The frequency of home deliveries should be comparable to that of a single-family home without a home occupation associated with the residence. No more than six customers or vehicle trips are permitted per day unless otherwise permitted through review.

E. *Nameplates.* Only one nameplate shall be allowed. It may display the name of the occupant and/or the name of the home occupation (e.g., John Jones, Accountant). The nameplate shall be attached to the dwelling but shall not exceed two square feet in area or be illuminated.

F. *Application Fee and Review Period.* Applications for home occupations which require a Type 2 review or conditional use permit for approval shall be made in accordance with the provisions of CEMC Chapter [14.30](#), except as noted, and shall be accompanied by the appropriate filing fee. The administrative official may accept an aerial photo of the site in lieu of a site plan when the aerial photo clearly shows all structures and parking areas, and no new construction or site modifications are proposed.

G. *Unclassified Home Occupation – Review by the Hearing Examiner.* Home occupations not listed in Table 16.2 shall be reviewed by the hearing examiner in accordance with the provisions of CEMC Chapter [14.30](#); provided, any unclassified home occupation permitted after review and decision by the hearing examiner in a particular district shall be allowed only as a Class (2) or (3) use.

H. *Home Occupations Not Permitted.* The following uses, by the nature of their operation or investment, have a pronounced tendency, once started, to increase beyond the limits permitted for home occupations and impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses listed below shall not be permitted as home occupations:

1. Auto repair, body work, or similar automobile-related activity;
2. Parking and storage of motor vehicles, commercial trucks or heavy equipment;

3. Antique shop or gift shop;
4. Kennel;
5. Veterinary clinic or hospital;
6. Painting of vehicles, trailers or boats;
7. Large appliance repair including stoves, refrigerators, washers and dryers;
8. Upholstering;
9. Machine and sheet metal shops;
10. Taxidermist;
11. Vehicle sign painting (except for the application of decals);
12. Marijuana production, processing and/or retailing.

I. *Denial of Application for a Home Occupation.* An application for a home occupation shall be denied if the administrative official finds that either the application or record fails to establish compliance with the provisions of this chapter. When any application is denied, the administrative officer shall state the specific reasons and cite the specific provisions and sections of this title on which the denial is based.

(Ord. 1698 § 1 (Exh. A), 2025)

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**The Cle Elum Municipal Code is current through Ordinance 1713, passed October 28, 2025.**

Disclaimer: The city clerk's office has the official version of the Cle Elum Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited here.

[City Website: cityofcleelum.com](http://cityofcleelum.com)

[City Telephone: \(509\) 674-2262](tel:(509)674-2262)

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[Hosted by General Code.](#)

## City of Cle Elum, Washington SEPA Checklist

### Purpose of the Checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of the Checklist for Nonproject Proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [Find help answering background questions](#)

**1. Name of proposed project, if applicable:**

City of Cle Elum 2025 Code Amendments

**2. Name of applicant:**

City of Cle Elum Planning Department

**3. Address and phone number of applicant and contact person:**

Colleda Monick

**4. Date checklist prepared:**

November 14, 2025

**5. Agency requesting checklist:**

City of Cle Elum

**6. Proposed timing or schedule (including phasing, if applicable):**

Q1 2026

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

No - this is a non-project action.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

SEPA Environmental Review was completed for previous code updates.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None. Per WAC 197-11-315(1)(e), as a non-project proposal, section B of the Environmental Checklist will not be filled out.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

Planning Commission recommendation and City Council approval

- 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The City of Cle Elum Planning Department is proposing non-project text amendments to the following CEMC Chapters:

17.04.040, 17.04.050 and 17.14.030 to expand a permitted land use and provide greater flexibility for home and property owners to modify lawfully established nonconforming uses.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Cle Elum City Limits

### **C. Signature** [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

*Colleda Monick*

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**Type name of signee:** Colleda Monick

**Position and agency/organization:** Designated City Planner, City of Cle Elum.

**Date submitted:** November 14, 2025

## **D. Supplemental sheet for nonproject actions** [Find help for the nonproject actions worksheet](#)

**IT IS NOT REQUIRED** to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

***Please see below for answers to these questions.***

**1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

- Proposed measures to avoid or reduce such increases are:

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**3. How would the proposal be likely to deplete energy or natural resources?**

- Proposed measures to protect or conserve energy and natural resources are:

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

- Proposed measures to protect such resources or to avoid or reduce impacts are:

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

- Proposed measures to avoid or reduce shoreline and land use impacts are:



**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

- **Proposed measures to reduce or respond to such demand(s) are:**

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

## **D. Supplemental sheet for non-project actions:**

### **1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

#### **Response:**

The proposed amendments are non-project actions that modify various sections of the Cle Elum Municipal Code (CEMC) to clarify permitted land uses, streamline the permit review process, and improve consistency with state regulations. As such, these changes do not directly authorize any physical construction or activities that would result in increased discharge to water, emissions to air, or the release of toxic or hazardous substances. Any potential impacts from future development will be addressed during project-level environmental review.

- **Proposed measures to avoid or reduce such increases are:**

#### **Response:**

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

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### **2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

#### **Response:**

The text amendments do not authorize specific development or land-disturbing activities. Future development projects that result from these code changes will be subject to applicable environmental review under SEPA and critical area regulations. These reviews will assess potential impacts on plants, animals, fish, and marine life, and mitigation measures will be required as necessary to ensure compliance with city, state, and federal regulations.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

#### **Response:**

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

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### **3. How would the proposal be likely to deplete energy or natural resources?**

#### **Response:**

The proposed amendments do not introduce new development or increased intensity of land uses that would lead to increased consumption of energy or natural resources. Any future projects that may occur under the revised code will be subject to site-specific review and must adhere to applicable building and energy codes to minimize resource depletion.

- **Proposed measures to protect or conserve energy and natural resources are:**

**Response:**

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

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**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species, historic or cultural sites?**

**Response:**

The amendments do not alter protections for environmentally sensitive areas, critical areas, or historically or culturally significant sites. All future projects resulting from the code changes will be required to comply with existing regulations, including the Cle Elum Critical Areas Ordinance, Shoreline Master Program, and applicable federal and state laws protecting designated sites and sensitive areas. Any development in these areas would require appropriate environmental review and mitigation.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

**Response:**

None proposed. Any future projects within or adjacent to environmentally sensitive areas will be addressed at the project level.

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**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

**Response:**

The proposed text amendments align with the City of Cle Elum Comprehensive Plan and Shoreline Master Program. The amendments aim to consolidate permitted land uses into a new Table of Permitted Uses and streamline permit review processes, ensuring consistency between zoning regulations and adopted planning documents. No changes that would encourage incompatible land or shoreline uses are proposed.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

**Response:**

Certain uses require additional development standards such as buffering or landscaping, while other are proposed to be permitted at a higher level of review.

---

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

**Response:**

Since the proposed amendments do not authorize new development or change the intensity of permitted uses, they are not expected to increase demands on transportation, public services, or

utilities. Any increased demand resulting from future development will be evaluated at the project level and mitigated through applicable concurrency and impact fee requirements.

- **Proposed measures to reduce or respond to such demand(s) are:**

**Response:**

None proposed. Any future measures to mitigate traffic impacts will be dealt with at the project level.

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**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

**Response:**

The proposed amendments are designed to align with local, state, and federal laws, including consistency with RCW 58.17.100, recent state legislation (SB 5290), and state-mandated SEPA review timelines. No conflicts with environmental protection laws have been identified.

*City of Cle Elum*  
119 West First Street  
Cle Elum, WA 98922



Phone: (509) 674-2262  
Fax: (509) 674-4097  
[www.cleelum.gov](http://www.cleelum.gov)

## NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING

**DATE:** December 11, 2025  
**TO:** Agencies with Jurisdiction, Applicant, and Adjoining Property Owners  
**FROM:** City of Cle Elum, Planning Department  
**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025

**PROJECT DESCRIPTION:** Proposed non-project text amendments to the following CEMC Chapters: 17.04.040 and 17.04.050; and 17.14.030.

**NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Cle Elum, Planning Division, has been established as the lead agency, under WAC 197-11-928 for this project. The City of Cle Elum is issuing a Determination of Non-Significance (DNS) on this project. WAC 197-11-340(2) is being used. The threshold determination is enclosed and may be appealed pursuant to CEMC 14.30.230 and 14.40.080.

**Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: N/A

**Required Studies:** N/A

**Existing Environmental Documents:** SEPA was last completed concurrently with previous code updates.

**Development Regulations for Project Mitigation and Consistency Include:** The State Environmental Policy Act, the Zoning Ordinance of the City of Cle Elum, and the Cle Elum Comprehensive Plan.

**REQUEST FOR WRITTEN COMMENTS:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Written comments may be submitted up until and at the public hearing on January 6, 2026. Comments received by **December 26, 2025**, will be included in the staff report. Please reference file numbers (SEPA-2025-003) and applicant's project name (Cle Elum Planning) in any correspondence you submit. You can mail or submit your comments to:

**City of Cle Elum, Attention: Planning Department/CEMC Text Amendments**  
**119 West First Street, Cle Elum, WA 98922**

**NOTICE OF PUBLIC HEARING:** The public hearing before the City of Cle Elum Planning Commission is scheduled for January 6, 2026, beginning at 6:00 p.m. in the Council Chambers – 119 W First Street, Cle Elum, WA 98922. Any person desiring to express their views on this matter is invited to attend the public hearing or submit written comment to: City of Cle Elum, Planning Division, 119 W First Street, Cle Elum, WA 98922.

**NOTICE OF RECOMMENDATION:** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be made available to parties of record and entities who were provided this notice. **A separate public notice will be provided for the public hearing before the Cle Elum City Council.**

The file containing the complete application is available for public review at the City of Cle Elum, 119 W First Street, Cle Elum, WA 98922. If you have any questions on this proposal, please contact Colleda Monick, Planning Consultant at (509) 864-1976, or email to: [planning@cleelum.gov](mailto:planning@cleelum.gov)

**Linked:** Narrative, Text Amendments Exhibits, SEPA Checklist: <https://cleelum.gov/city-services/administrative-services/public-notices/>

*City of Cle Elum*  
119 West First Street  
Cle Elum, WA 98922



Phone: (509) 674-2262  
Fax: (509) 674-4097  
[www.cleelum.gov](http://www.cleelum.gov)

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF NONSIGNIFICANCE  
CITY OF CLE ELUM, WASHINGTON  
December 11, 2025**

**PROJECT DESCRIPTION:** Proposed non-project text amendments to the following CEMC Chapters:  
17.04.040 and 17.04.050; and 17.14.030.

**LOCATION:** City Limits  
**PARCEL NUMBERS:** N/A  
**PROPONENT:** City of Cle Elum Planning Commission  
**PROPERTY OWNERS:** N/A  
**LEAD AGENCY:** City of Cle Elum

**FILE NUMBER:** SEP#2025-003

**DETERMINATION:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.12C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency and a public comment period which ends on December 26, 2025. This information is available to the public on request.

☐ There is no comment period on this DNS.

☐ This DNS is issued using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

☒ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by December 26, 2025.

**Responsible Official:** Rob Omans  
**Position/Title:** SEPA Responsible Official  
**Phone:** 509-674-2262  
**Address:** 119 W First Street, Cle Elum, WA 98922

**Date:** December 11, 2025

**Signature:**

NORTHERN KITTITAS COUNTY  
**TRIBUNE**

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[www.nkctribune.com](http://www.nkctribune.com)

City of Cle Elum  
 119 West First Street  
 Cle Elum, WA 98922

## Invoice

Invoice #: 00107810  
 Date: 12/11/25  
 Terms: Net 30  
 Due Date: 1/10/26  
 Reference: LEGAL NOTICE

QTY	UNIT	DESCRIPTION	PRICE	DISC %	AMOUNT	TAXED
5.4	TCI	Legal Ad (12/11/2025) - Notice of Application, Environmental Review and Public Hearing Jan. 6, 2026 for the proposed non-project text amendments to CEMC Chapters 17.04.040, 17.04.050, and 17.14.030	\$11.00		\$59.40	

#605

511.30.49.001

Notice of Application, Environmental Review and Public Hearing Jan. 6, 2026 for the proposed non-project text amendments to CEMC Chapters 17.04.040, 17.04.050, & 17.14.030

SUBTOTAL: \$59.40  
 TAX: \$0.00  
 TOTAL: \$59.40  
 APPLIED: \$0.00

**THANK YOU FOR YOUR BUSINESS!**

**BALANCE:**

**\$59.40**



# AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON

COUNTY OF KITTITAS

)  
) SS  
)

TERRY L. HAMBERG, being duly sworn on oath, deposes and says that she is the publisher of the NORTHERN KITTITAS COUNTY TRIBUNE, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

## Notice of Application, Environmental Review and Public Hearing Jan. 6, 2026 for the proposed non-project text amendments to CEMC Chapters 17.04.040, 17.04.050, & 17.14.030

as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of

1 subsequent weeks, commencing on the 14th day of December, 2025 and ending on the \_\_\_\_\_ day of \_\_\_\_\_, 2025,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 59.40, which amount has been paid in full.

Terry L. Hamberg

Terry L. Hamberg

Subscribed and sworn to before me this 15th day of December, 2025

Jana E. Stoner  
JANA E. STONER

Notary Public in and for the State of Washington, residing at Cle Elum, County of Kittitas. Expires 07/01/2026



## NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW AND PUBLIC HEARING

Notice is hereby given that the Cle Elum Planning Commission will hold a public hearing at Cle Elum City Hall, 119 West First Street, Cle Elum, WA. 98922, on Tuesday, January 6, 2026, at 6:00 p.m. or soon thereafter for the purpose of:

**Proposed non-project text amendments to the following Cle Elum Municipal Code Chapters: 17.04.040 and 17.04.050; and 17.14.030.**

Interested persons may appear and be heard at said hearing, or written comments may be submitted to the City of Cle Elum, Attn: Planning Department, 119 West First Street, Cle Elum, WA. 98922, (Text Amendments), up until and at the public hearing on January 6, 2026.

Applications can be reviewed here: <https://cleelum.gov/city-services/administrative-services/public-notices/>

(Published in the N.K.C. TRIBUNE, Dec. 11, 2025.)

**From:** Leo Backer <leo@pinnacleoz.com>  
**Sent:** Wednesday, December 17, 2025 5:05 PM  
**To:** Planning  
**Subject:** Sports & Recreation Facilities in Cle Elum



**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Members of the Cle Elum Planning Committee,

My name is Leo Backer, resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

### **The Transformative Power of Recreational Facilities in Commercial Districts**

Communities across the country have experienced the transformative power of recreational facilities in Commercial Districts. The traditional model of a downtown commercial core, focused exclusively on retail and restaurants, is evolving. Modern city planning recognizes the critical role of diverse, mixed-use zoning in creating vibrant, resilient, and engaging public spaces. Incorporating athletic and recreational facilities - such as fitness centers, pickleball facilities, yoga studios, indoor climbing gyms, dance schools, or specialized sports training centers - is not just an alternative use. It is a powerful economic catalyst.

The benefits of sports and recreation facilities are clear:

1. **Increased Foot Traffic and Prolonged Stays:** People visit a gym or a yoga studio with a specific purpose and for a set duration (often 1-2 hours). Unlike a quick retail stop, these visits are reliable and frequent (3-5 times per week). This consistent foot traffic during non-peak retail hours (early mornings, evenings, and weekends) immediately translates into a greater customer base for neighboring businesses. Someone finishing a workout is highly likely to grab coffee, lunch, or a post-workout snack at a nearby establishment.
2. **Filling Vacancies and Promoting Adaptive Reuse:** Athletic and recreational facilities can often occupy larger or irregularly shaped spaces that may be less desirable for traditional retail, helping to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.
3. **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

### **Washington State Precedent: Embracing Mixed-Use and Recreation**

Across Washington State, cities and towns are actively adjusting their downtown zoning to move away from rigid, single-use rules and toward more flexible **mixed-use development** that integrates activity generators like recreation, arts, and housing. This is based on the proven principle that **downtowns thrive on people and activity**.

3. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.

4. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.
5. **Recreation as a Key Public Investment:** Cities are increasingly prioritizing investment in recreation facilities, recognizing that they are powerful economic engines. Studies confirm that recreation centers create jobs, drive local spending, and are a critical factor in quality of life that **attracts skilled workers and employers**—a benefit essential for the long-term prosperity of a town like Cle Elum.

#### **Direct Benefits to the Local Public**

Beyond the economic uplift for businesses, the introduction of these facilities directly serves the health, well-being, and quality of life for the residents of Cle Elum and the surrounding communities.

<b>Community Health</b>	Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.
<b>Social Cohesion</b>	Creates natural gathering places and community hubs where people of all ages can meet, participate in shared activities, and build social connections.
<b>Youth and Family</b>	Offers organized and supervised recreational options for children and teens, which is essential for healthy development and provides valuable services for working families.
<b>Accessibility and Equity</b>	Locating facilities downtown, near housing and public transit routes, ensures that recreational opportunities are accessible to residents across all socio-economic groups.
<b>Safety and Vibrancy</b>	Increased activity during off-hours (early morning, evening) contributes to a safer and more animated downtown environment, supporting the goal of a 24-hour city core.

In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,  
Leo Backer

171 Cabin Trail Drive  
Cle Elum, WA 98922

**Leo Backer**  
Managing Partner  
Mobile: (425) 736-6210  
[pinnacleoz.com](http://pinnacleoz.com)

Virgil Amick

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**From:** Marnie Backer <marnieback@gmail.com>  
**Sent:** Wednesday, December 17, 2025 9:34 AM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - IN FAVOR

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject: Public Comment re (SEPA-2025-003) - In Favor**

**To: City of Cle Elum**

**Attention: Planning Department/CEMC Text Amendments**

**119 West First Street, Cle Elum, WA 98922**

**Email to: [Planning@cleelum.gov](mailto:Planning@cleelum.gov)**



**APPLICANT:** City of Cle Elum, Planning Department

**FILE NUMBER:** SEPA-2025-003

**LOCATION:** City Limits

**TAX PARCEL NUMBER:** City Limits

**DATE OF APPLICATION:** December 3, 2025

**Project Name:** Planning Department/CEMC Text Amendments

**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.

17.14.030 – Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.

**1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.**

Members of the Cole Elum Planning Committee,

My name is **Marnie Backer** resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

### **The Transformative Power of Recreational Facilities in Commercial Districts**

Communities across the country have experienced the transformative power of recreational facilities in Commercial Districts. The traditional model of a downtown commercial core, focused exclusively on retail and restaurants, is evolving. Modern city planning recognizes the critical role of diverse, mixed-use zoning in creating vibrant, resilient, and engaging public spaces. Incorporating athletic and recreational facilities - such as fitness centers, pickleball facilities, yoga studios, indoor climbing gyms, dance schools, or specialized sports training centers - is not just an alternative use. It is a powerful economic catalyst.

The benefits of sports and recreation facilities are clear:

1. **Increased Foot Traffic and Prolonged Stays:** People visit a gym or a yoga studio with a specific purpose and for a set duration (often 1-2 hours). Unlike a quick retail stop, these visits are reliable and frequent (3-5 times per week). This consistent foot traffic during non-peak retail hours (early mornings, evenings, and weekends) immediately translates into a greater customer base for neighboring businesses. Someone finishing a workout is highly likely to grab coffee, lunch, or a post-workout snack at a nearby establishment.
2. **Filling Vacancies and Promoting Adaptive Reuse:** Athletic and recreational facilities can often occupy larger or irregularly shaped spaces that may be less desirable for traditional retail, helping to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.
3. **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

### **Washington State Precedent: Embracing Mixed-Use and Recreation**

Across Washington State, cities and towns are actively adjusting their downtown zoning to move away from rigid, single-use rules and toward more flexible **mixed-use development** that integrates activity generators like recreation, arts, and housing. This is based on the proven principle that **downtowns thrive on people and activity**.

3. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.

4. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.
  
5. **Recreation as a Key Public Investment:** Cities are increasingly prioritizing investment in recreation facilities, recognizing that they are powerful economic engines. Studies confirm that recreation centers create jobs, drive local spending, and are a critical factor in quality of life that **attracts skilled workers and employers**—a benefit essential for the long-term prosperity of a town like Cle Elum.

### Direct Benefits to the Local Public

Beyond the economic uplift for businesses, the introduction of these facilities directly serves the health, well-being, and quality of life for the residents of Cle Elum and the surrounding communities.

<b>Community Health</b>	Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.
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<b>Safety and Vibrancy</b>	Increased activity during off-hours (early morning, evening) contributes to a safer and more animated downtown environment, supporting the goal of a 24-hour city core.

In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,

Marnie Backer

171 Cabin Trail Dr.

Cle Elum

--  
***Marnie Backer***



**From:** alex@alexbogaard.com  
**Sent:** Wednesday, December 17, 2025 9:11 AM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - In Favor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject:** Public Comment re (SEPA-2025-003) - In Favor  
**To:** City of Cle Elum  
**Attention:** Planning Department/CEMC Text Amendments  
**119 West First Street, Cle Elum, WA 98922**  
**Email to:** [Planning@cleelum.gov](mailto:Planning@cleelum.gov)



**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025  
**Project Name:** Planning Department/CEMC Text Amendments  
**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.

*17.14.030 – Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.*

# **1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.**

Members of the Cole Elum Planning Committee,

My name is Alex Bogaard, resident of Cle Elum and owner of the Alex Bogaard Photography & Gallery located on Railroad Street (Bull Durham Building). I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

## **The Transformative Power of Recreational Facilities in Commercial Districts**

Communities across the country have experienced the transformative power of recreational facilities in Commercial Districts. The traditional model of a downtown commercial core, focused exclusively on retail and restaurants, is evolving. Modern city planning recognizes the critical role of diverse, mixed-use zoning in creating vibrant, resilient, and engaging public spaces. Incorporating athletic and recreational facilities - such as fitness centers, pickleball facilities, yoga studios, indoor climbing gyms, dance schools, or specialized sports training centers - is not just an alternative use. It is a powerful economic catalyst.



The benefits of sports and recreation facilities are clear:

1. **Increased Foot Traffic and Prolonged Stays:** People visit a gym or a yoga studio with a specific purpose and for a set duration (often 1-2 hours). Unlike a quick retail stop, these visits are reliable and frequent (3-5 times per week). This consistent foot traffic during non-peak retail hours (early mornings, evenings, and weekends) immediately translates into a greater customer base for neighboring businesses. Someone finishing a workout is highly likely to grab coffee, lunch, or a post-workout snack at a nearby establishment.
2. **Filling Vacancies and Promoting Adaptive Reuse:** Athletic and recreational facilities can often occupy larger or irregularly shaped spaces that may be less desirable for traditional retail, helping to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.
3. **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

### **Washington State Precedent: Embracing Mixed-Use and Recreation**

Across Washington State, cities and towns are actively adjusting their downtown zoning to move away from rigid, single-use rules and toward more flexible **mixed-use development** that integrates activity generators like recreation, arts, and housing. This is based on the proven principle that **downtowns thrive on people and activity**.

1. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.
1. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.
1. **Recreation as a Key Public Investment:** Cities are increasingly prioritizing investment in recreation facilities, recognizing that they are powerful economic engines. Studies confirm that recreation centers create jobs, drive local spending, and are a critical factor in quality of life that **attracts skilled workers and employers**—a benefit essential for the long-term prosperity of a town like Cle Elum.

### **Direct Benefits to the Local Public**

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In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,

Alex Bogaard  
390 Fortune Creek Lane  
Cle Elum WA 98922

**From:** Alex Bogaard <wendibogaard@me.com>  
**Sent:** Wednesday, December 17, 2025 10:56 AM  
**To:** Planning  
**Subject:** Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject:** Public Comment re (SEPA-2025-003) - In Favor  
**To:** City of Cle Elum  
**Attention:** Planning Department/CEMC Text Amendments  
**119 West First Street, Cle Elum, WA 98922**  
**Email to:** [Planning@cleelum.gov](mailto:Planning@cleelum.gov)



**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025  
**Project Name:** Planning Department/CEMC Text Amendments  
**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.

17.14.030 – Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 \_\_\_\_\_ on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.

### 1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.

Members of the Cole Elum Planning Committee,

My name is Wendi Bogaard resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

#### **The Transformative Power of Recreational Facilities in Commercial Districts**

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storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.

3. **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

### **Washington State Precedent: Embracing Mixed-Use and Recreation**

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3. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.
4. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.
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In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,  
Wendi Bogaard  
390 Fortune Creek Lane  
Cle Elum, Wa. 98922

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**From:** Jeff Hansell <jeff@hansellmh.com>  
**Sent:** Wednesday, December 17, 2025 8:48 AM  
**To:** Planning  
**Subject:** Sports/Recreation Facilities

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject:** Public Comment re (SEPA-2025-003) - In Favor  
**To:** City of Cle Elum  
**Attention:** Planning Department/CEMC Text Amendments  
**119 West First Street, Cle Elum, WA 98922**  
**Email to:** [Planning@cleelum.gov](mailto:Planning@cleelum.gov)



**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025  
**Project Name:** Planning Department/CEMC Text Amendments  
**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.  
17.14.030 – Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.

### 1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.

Members of the Cole Elum Planning Committee,

My name is Jeff Hansell, resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

#### **The Transformative Power of Recreational Facilities in Commercial Districts**

Communities across the country have experienced the transformative power of recreational facilities in Commercial Districts. The traditional model of a downtown commercial core, focused exclusively on retail and restaurants, is evolving. Modern city planning recognizes the critical role of diverse, mixed-use zoning in creating vibrant, resilient, and engaging public spaces. Incorporating athletic and recreational facilities - such as fitness centers, pickleball facilities, yoga studios, indoor climbing gyms, dance schools, or specialized sports training centers - is not just an alternative use. It is a powerful economic catalyst.

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- **Increased Foot Traffic and Prolonged Stays:** People visit a gym or a yoga studio with a specific purpose and for a set duration (often 1-2 hours). Unlike a quick retail stop, these visits are reliable and frequent (3-5 times per week). This consistent foot traffic during non-peak retail hours (early mornings, evenings, and weekends) immediately translates into a greater customer base for neighboring businesses. Someone finishing a workout is highly likely to grab coffee, lunch, or a post-workout snack at a nearby establishment.
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to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.

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- **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.
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**Community  
Health**

Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.

**Safety and  
Vibrancy**

Increased activity during off-hours (early morning, evening) contributes to a safer and more animated downtown environment, supporting the goal of a 24-hour city core.

In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,  
Jeff Hansell  
150 Fortune Creek Lane  
Cle Elum, WA 98922



***Jeff Hansell***

**C:** (509) 572-7721

**O:** (509) 910-0904

**E:** [jeff@hansellmh.com](mailto:jeff@hansellmh.com)

**W:** [www.hansellmh.com](http://www.hansellmh.com)

411 Swiftwater Boulevard, Suite 115  
Cle Elum, WA 98922



**From:** JAMES MARTIN <docjmartin@comcast.net>  
**Sent:** Wednesday, December 17, 2025 5:18 PM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - In Favor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject: Public Comment re (SEPA-2025-003) - In Favor**

**To: City of Cle Elum**

**Attention: Planning Department/CEMC Text Amendments**

**119 West First Street, Cle Elum, WA 98922**

**Email to: [Planning@cleelum.gov](mailto:Planning@cleelum.gov)**



**APPLICANT:** City of Cle Elum, Planning Department

**FILE NUMBER:** SEPA-2025-003

**LOCATION:** City Limits

**TAX PARCEL NUMBER:** City Limits

**DATE OF APPLICATION:** December 3, 2025

**Project Name:** Planning Department/CEMC Text Amendments

**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.

17.14.030 – *Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.*

1. **In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.**

Members of the Cle Elum Planning Committee,

My name is James Martin, resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

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1. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.
  
1. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.
  
1. **Recreation as a Key Public Investment:** Cities are increasingly prioritizing investment in recreation facilities, recognizing that they are powerful economic engines. Studies confirm that recreation centers create jobs, drive local spending, and are a critical factor in quality of life that **attracts skilled workers and employers**—a benefit essential for the long-term prosperity of a town like Cle Elum.

## Direct Benefits to the Local Public

Beyond the economic uplift for businesses, the introduction of these facilities directly serves the health, well-being, and quality of life for the residents of Cle Elum and the surrounding communities.

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### Community Health

Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.

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### Social Cohesion

Creates natural gathering places and community hubs where people of all ages can meet, participate in shared activities, and build social connections.

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**Community  
Health**

Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.

---

**Youth and Family**

Offers organized and supervised recreational options for children and teens, which is essential for healthy development and provides valuable services for working families.

---

**Accessibility and  
Equity**

Locating facilities downtown, near housing and public transit routes, ensures that recreational opportunities are accessible to residents across all socio-economic groups.

---

**Safety and  
Vibrancy**

Increased activity during off-hours (early morning, evening) contributes to a safer and more animated downtown environment, supporting the goal of a 24-hour city core.

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In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,

James Martin  
180 Scatter Creek Loop  
Cle Elum WA

**From:** Jeff Mendenhall <jeffmendenhall@hotmail.com>  
**Sent:** Wednesday, December 17, 2025 9:16 AM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - In Favor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025  
Project Name: **Planning Department/CEMC Text Amendments**  
**RE:** 17.14.030 – Table of Permitted Uses



Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.  
17.14.030 – *Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.*

1. **In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.**

Members of the Cole Elum Planning Committee,

My name is Jeff Mendenhall, resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

**The Transformative Power of Recreational Facilities in Commercial Districts**

Communities across the country have experienced the transformative power of recreational facilities in Commercial Districts. The traditional model of a downtown commercial core, focused exclusively on retail and restaurants, is evolving. Modern city planning recognizes the critical role of diverse, mixed-use zoning in creating vibrant, resilient, and engaging public spaces. Incorporating athletic and recreational facilities - such as fitness centers, pickleball facilities, yoga studios, indoor climbing gyms, dance schools, or specialized sports training centers - is not just an alternative use. It is a powerful economic catalyst.

The benefits of sports and recreation facilities are clear:

1. **Increased Foot Traffic and Prolonged Stays:** People visit a gym or a yoga studio with a specific purpose and for a set duration (often 1-2 hours). Unlike a quick retail stop, these visits are reliable and frequent (3-5 times per week). This consistent foot traffic during non-peak retail hours (early mornings, evenings, and weekends) immediately translates into a greater customer base for neighboring businesses. Someone finishing a workout is highly likely to grab coffee, lunch, or a post-workout snack at a nearby establishment.
2. **Filling Vacancies and Promoting Adaptive Reuse:** Athletic and recreational facilities can often occupy larger or irregularly shaped spaces that may be less desirable for traditional retail, helping to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.
3. **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and

wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

### **Washington State Precedent: Embracing Mixed-Use and Recreation**

Across Washington State, cities and towns are actively adjusting their downtown zoning to move away from rigid, single-use rules and toward more flexible **mixed-use development** that integrates activity generators like recreation, arts, and housing. This is based on the proven principle that **downtowns thrive on people and activity**.

1. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.
1. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.
1. **Recreation as a Key Public Investment:** Cities are increasingly prioritizing investment in recreation facilities, recognizing that they are powerful economic engines. Studies confirm that recreation centers create jobs, drive local spending, and are a critical factor in quality of life that **attracts skilled workers and employers**—a benefit essential for the long-term prosperity of a town like Cle Elum.

### **Direct Benefits to the Local Public**

Beyond the economic uplift for businesses, the introduction of these facilities directly serves the health, well-being, and quality of life for the residents of Cle Elum and the surrounding communities.

<b>Community Health</b>	Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.
<b>Social Cohesion</b>	Creates natural gathering places and community hubs where people of all ages can meet, participate in shared activities, and build social connections.
<b>Youth and Family</b>	Offers organized and supervised recreational options for children and teens, which is essential for healthy development and provides valuable services for working families.
<b>Accessibility and Equity</b>	Locating facilities downtown, near housing and public transit routes, ensures that recreational opportunities are accessible to residents across all socio-economic groups.
<b>Safety and Vibrancy</b>	Increased activity during off-hours (early morning, evening) contributes to a safer and more animated downtown environment, supporting the goal of a 24-hour city core.

In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,  
Jeff Mendenhall  
200 Fortune Creek Ln  
Cle Elum, WA 98922

**From:** Bryce Morgan <brycemorgan1@gmail.com>  
**Sent:** Wednesday, December 17, 2025 9:05 AM  
**To:** Planning  
**Subject:** Public comment re (SEPARATE-2025-003)-In Favor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025  
Project Name: **Planning Department/CEMC Text Amendments**  
**RE:** 17.14.030 – Table of Permitted Uses



Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.

17.14.030 – *Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.*

### **1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.**

Members of the Cole Elum Planning Committee,

My name is Bryce Morgan, resident of Cle Elum, I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

#### **The Transformative Power of Recreational Facilities in Commercial Districts**

Communities across the country have experienced the transformative power of recreational facilities in Commercial Districts. The traditional model of a downtown commercial core, focused exclusively on retail and restaurants, is evolving. Modern city planning recognizes the critical role of diverse, mixed-use zoning in creating vibrant, resilient, and engaging public spaces. Incorporating athletic and recreational facilities - such as fitness centers, pickleball facilities, yoga studios, indoor climbing gyms, dance schools, or specialized sports training centers - is not just an alternative use. It is a powerful economic catalyst.

The benefits of sports and recreation facilities are clear:

- 1. Increased Foot Traffic and Prolonged Stays:** People visit a gym or a yoga studio with a specific purpose and for a set duration (often 1-2 hours). Unlike a quick retail stop, these visits are reliable and frequent (3-5 times per week). This consistent foot traffic during non-peak retail hours (early mornings, evenings, and weekends) immediately translates into a greater customer base for neighboring businesses. Someone finishing a workout is highly likely to grab coffee, lunch, or a post-workout snack at a nearby establishment.
- 2. Filling Vacancies and Promoting Adaptive Reuse:** Athletic and recreational facilities can often occupy larger or irregularly shaped spaces that may be less



desirable for traditional retail, helping to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.

3. **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

### **Washington State Precedent: Embracing Mixed-Use and Recreation**

Across Washington State, cities and towns are actively adjusting their downtown zoning to move away from rigid, single-use rules and toward more flexible **mixed-use development** that integrates activity generators like recreation, arts, and housing. This is based on the proven principle that **downtowns thrive on people and activity**.

3. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.
4. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.
5. **Recreation as a Key Public Investment:** Cities are increasingly prioritizing investment in recreation facilities, recognizing that they are powerful economic engines. Studies confirm that recreation centers create jobs, drive local spending, and are a critical factor in quality of life that **attracts skilled workers and employers**—a benefit essential for the long-term prosperity of a town like Cle Elum.

### **Direct Benefits to the Local Public**

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<b>Community Health</b>	Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.
<b>Social Cohesion</b>	Creates natural gathering places and community hubs where people of all ages can meet, participate in shared activities, and build social connections.
<b>Youth and Family</b>	Offers organized and supervised recreational options for children and teens, which essential for healthy development and provides valuable services for working families.



**Community  
Health**

Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.

**Accessibility and  
Equity**

Locating facilities downtown, near housing and public transit routes, ensures that recreational opportunities are accessible to residents across all socio-economic groups.

**Safety and  
Vibrancy**

Increased activity during off-hours (early morning, evening) contributes to a safer and more animated downtown environment, supporting the goal of a 24-hour city core.

In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,  
350 Quick Creek Lane

Cle Elum Wa. 98922

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Sent from my iPad

Virgil Amick

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**From:** Kevin O'Brien <ko@taylordev.com>  
**Sent:** Wednesday, December 17, 2025 9:06 AM  
**To:** Planning  
**Cc:** Kevin O'Brien  
**Subject:** SEPA-2025-003, Text Amendment, 17.14.030

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Staff,

Thank you for your support in crafting this text amendment to the currently allowed uses for this zoning. Please accept this note as support of this action.

As long-time residents we support well planned vitality with comprehensive vision for our unique community and believe expanded uses in our CBD will lead to future opportunities.

These are challenging times for communities in our State and we trust that Staff and Councils leadership will continue to lead in promoting a healthy, engaged City we can be proud of.

Thanks and Happy Holiday,

Kevin & Tracey O'Brien

**K. O'Brien**

381 Fortune Creek Lane  
Cle Elum, WA. 98922



Virgil Amick

**From:** Tom Hull <mthomashull@gmail.com>  
**Sent:** Thursday, December 18, 2025 1:04 PM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - In Favor



**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject: Public Comment re (SEPA-2025-003) - In Favor**

**To: City of Cle Elum**

**Attention: Planning Department/CEMC Text Amendments**

**119 West First Street, Cle Elum, WA 98922**

**APPLICANT:** City of Cle Elum, Planning Department

**FILE NUMBER:** SEPA-2025-003

**LOCATION:** City Limits

**TAX PARCEL NUMBER:** City Limits

**DATE OF APPLICATION:** December 3, 2025

**Project Name:** Planning Department/CEMC Text Amendments

**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.

*17.14.030 – Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.*

**1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.**

Members of the Cle Elum Planning Committee,

My name is Millard Thomas Hull, resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

### **The Transformative Power of Recreational Facilities in Commercial Districts**

Communities across the country have experienced the transformative power of recreational facilities in Commercial Districts. The traditional model of a downtown commercial core, focused exclusively on retail and restaurants, is evolving. Modern city planning recognizes the critical role of diverse, mixed-use zoning in creating vibrant, resilient, and engaging public spaces. Incorporating athletic and recreational facilities - such as fitness centers, pickleball facilities, yoga studios, indoor climbing gyms, dance schools, or specialized sports training centers - is not just an alternative use. It is a powerful economic catalyst.

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2. **Filling Vacancies and Promoting Adaptive Reuse:** Athletic and recreational facilities can often occupy larger or irregularly shaped spaces that may be less desirable for traditional retail, helping to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.
3. **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

### **Washington State Precedent: Embracing Mixed-Use and Recreation**

Across Washington State, cities and towns are actively adjusting their downtown zoning to move away from rigid, single-use rules and toward more flexible **mixed-use development** that integrates activity generators like recreation, arts, and housing. This is based on the proven principle that **downtowns thrive on people and activity**.

3. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.
4. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and**

**attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.

5. **Recreation as a Key Public Investment:** Cities are increasingly prioritizing investment in recreation facilities, recognizing that they are powerful economic engines. Studies confirm that recreation centers create jobs, drive local spending, and are a critical factor in quality of life that **attracts skilled workers and employers**—a benefit essential for the long-term prosperity of a town like Cle Elum.

## Direct Benefits to the Local Public

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<b>Accessibility and Equity</b>	Locating facilities downtown, near housing and public transit routes, ensures that recreational opportunities are accessible to residents across all socio-economic groups.
<b>Safety and Vibrancy</b>	Increased activity during off-hours (early morning, evening) contributes to a safer and more animated downtown environment, supporting the goal of a 24-hour city core.

In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,

Millard Thomas Hull

140 Gold Fountain Lane

Cle Elum, WA 98922

[mthomashull@gmail.com](mailto:mthomashull@gmail.com)

206-851-0130

Virgil Amick

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**From:** Jack Ryder <jackryderparis@outlook.com>  
**Sent:** Thursday, December 18, 2025 9:56 AM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - In Favor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject:** Public Comment re (SEPA-2025-003) - In Favor  
**To:** City of Cle Elum  
**Attention:** Planning Department/CEMC Text Amendments  
119 West First Street, Cle Elum, WA 98922

**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025  
Project Name: **Planning Department/CEMC Text Amendments**  
**RE:** 17.14.030 – Table of Permitted Uses



Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.  
17.14.030 – *Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.*

Dear members of the Cle Elum Planning Committee,

My name is John Ryder and I am a resident of Cle Elum. I am writing to **express my support** for the motion to allow Sports and Recreation Facilities as an accepted use within the Cle Elum Downtown Commercial zone zoning designation. The proposed amendment is an important step that will contribute to the long-term vitality and economic diversity of our downtown.

While we've done a good job of updating the downtown infrastructure and attracting small business, there is more to be done to make the area livelier and more attractive to residents while increasing services to the community. By adding recreational facilities, I believe that we can; increase foot traffic & prolong stays downtown, fill commercial vacancies, reuse underutilized spaces all while increasing economic diversification and resilience.

In conclusion, I believe that adopting this motion aligns Cle Elum with the best practices of other successful, thriving commercial cores across Washington State. It allows Cle Elum to strengthen the local business community while improving the health of our community. I urge the Planning Committee to vote in favor of this amendment.

Sincerely,  
John Ryder

201 Just In Time Lane  
Cle Elum WA 98922  
425-241-1723

**From:** Susan Ryder <jacksusanryder@live.com>  
**Sent:** Thursday, December 18, 2025 9:58 AM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - In Favor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject:** Public Comment re (SEPA-2025-003) - In Favor  
**To:** City of Cle Elum  
**Attention:** Planning Department/CEMC Text Amendments  
119 West First Street, Cle Elum, WA 98922



**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025  
Project Name: **Planning Department/CEMC Text Amendments**  
**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.  
17.14.030 – Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.

Dear members of the Cle Elum Planning Committee,

My name is Susan Ryder and I am a resident of Cle Elum. I am writing to **express my support** for the motion to allow Sports and Recreation Facilities as an accepted use within the Cle Elum Downtown Commercial zone zoning designation. The proposed amendment is an important step that will contribute to the long-term vitality and economic diversity of our downtown.

While we've done a good job of updating the downtown infrastructure and attracting small business, there is more to be done to make the area livelier and more attractive to residents while increasing services to the community. By adding recreational facilities, I believe that we can; increase foot traffic & prolong stays downtown, fill commercial vacancies, reuse underutilized spaces all while increasing economic diversification and resilience.

In conclusion, I believe that adopting this motion aligns Cle Elum with the best practices of other successful, thriving commercial cores across Washington State. It allows Cle Elum to strengthen the local business community while improving the health of our community. I urge the Planning Committee to vote in favor of this amendment.

Sincerely,  
Susan Ryder

201 Just In Time Lane  
Cle Elum WA 98922  
425-241-3260



**From:** Tim Smith <tsmith@horizonra.com>  
**Sent:** Thursday, December 18, 2025 9:04 AM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - In Favor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**To:** City of Cle Elum  
**Attention:** Planning Department/CEMC Text Amendments  
**119 West First Street, Cle Elum, WA 98922**



**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025  
**Project Name:** Planning Department/CEMC Text Amendments  
**RE:** 17.14.030 – Table of Permitted Uses

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## 1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.

Members of the Cole Elum Planning Committee,

My name is Tim Smith, resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

### **The Transformative Power of Recreational Facilities in Commercial Districts**

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The benefits of sports and recreation facilities are clear:

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- **Filling Vacancies and Promoting Adaptive Reuse:** Athletic and recreational facilities can often occupy larger or irregularly shaped spaces that may be less desirable for traditional retail, helping

to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.

- **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

### **Washington State Precedent: Embracing Mixed-Use and Recreation**

Across Washington State, cities and towns are actively adjusting their downtown zoning to move away from rigid, single-use rules and toward more flexible **mixed-use development** that integrates activity generators like recreation, arts, and housing. This is based on the proven principle that **downtowns thrive on people and activity**.

- **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.
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### **Direct Benefits to the Local Public**

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<b>Accessibility and Equity</b>	Locating facilities downtown, near housing and public transit routes, ensures that recreational opportunities are accessible to residents across all socio-economic groups.

**Community  
Health**

Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.

**Safety and  
Vibrancy**

Increased activity during off-hours (early morning, evening) contributes to a safer and more animated downtown environment, supporting the goal of a 24-hour city core.

In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,  
Tim Smith  
471 Fortune Creek Lane  
Cle Elum, WA

Virgil Amick

---

**From:** Mark <Mark@pacificsportswear.com>  
**Sent:** Thursday, December 18, 2025 2:14 PM  
**To:** Planning  
**Subject:** Sports and Recreation Facilities

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject: Public Comment re (SEPA-2025-003) - In Favor**

**To: City of Cle Elum**

**Attention: Planning Department/CEMC Text Amendments**

**119 West First Street, Cle Elum, WA 98922**



**APPLICANT:** City of Cle Elum, Planning Department

**FILE NUMBER:** SEPA-2025-003

**LOCATION:** City Limits

**TAX PARCEL NUMBER:** City Limits

**DATE OF APPLICATION:** December 3, 2025

Project Name: **Planning Department/CEMC Text Amendments**

**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.

*17.14.030 – Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.*

**1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.**

Members of the Cle Elum Planning Committee,

My name is Mark Winward

resident of [Cle Elum]. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

### **The Transformative Power of Recreational Facilities in Commercial Districts**

Communities across the country have experienced the transformative power of recreational facilities in Commercial Districts. The traditional model of a downtown commercial core, focused exclusively on retail and restaurants, is evolving. Modern city planning recognizes the critical role of diverse, mixed-use zoning in creating vibrant, resilient, and engaging public spaces. Incorporating athletic and recreational facilities - such as fitness centers, pickleball facilities, yoga studios, indoor climbing gyms, dance schools, or specialized sports training centers - is not just an alternative use. It is a powerful economic catalyst.

The benefits of sports and recreation facilities are clear:

1. **Increased Foot Traffic and Prolonged Stays:** People visit a gym or a yoga studio with a specific purpose and for a set duration (often 1-2 hours). Unlike a quick retail stop, these visits are reliable and frequent (3-5 times per week). This consistent foot traffic during non-peak retail hours (early mornings, evenings, and weekends) immediately translates into a greater customer base for neighboring businesses. Someone finishing a workout is highly likely to grab coffee, lunch, or a post-workout snack at a nearby establishment.
2. **Filling Vacancies and Promoting Adaptive Reuse:** Athletic and recreational facilities can often occupy larger or irregularly shaped spaces that may be less desirable for traditional retail, helping to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.
3. **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

### **Washington State Precedent: Embracing Mixed-Use and Recreation**

Across Washington State, cities and towns are actively adjusting their downtown zoning to move away from rigid, single-use rules and toward more flexible **mixed-use development** that integrates activity generators like recreation, arts, and housing. This is based on the proven principle that **downtowns thrive on people and activity**.

3. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.

4. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.
5. **Recreation as a Key Public Investment:** Cities are increasingly prioritizing investment in recreation facilities, recognizing that they are powerful economic engines. Studies confirm that recreation centers create jobs, drive local spending, and are a critical factor in quality of life that **attracts skilled workers and employers**—a benefit essential for the long-term prosperity of a town like Cle Elum.

### Direct Benefits to the Local Public

Beyond the economic uplift for businesses, the introduction of these facilities directly serves the health, well-being, and quality of life for the residents of Cle Elum and the surrounding communities.

<b>Community Health</b>	Provides convenient access to fitness, exercise, and preventative health activities, fostering a healthier lifestyle for residents who can easily walk or bike downtown.
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In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,

Mark Winward

580 Gold Leaf Lane

Cle Elum, WA 98922

Virgil Amick

**From:** Eric Harber <harber1@gmail.com>  
**Sent:** Saturday, December 20, 2025 5:30 PM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - In Favor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject:** Public Comment re (SEPA-2025-003) - In Favor

**To:** City of Cle Elum

**Attention:** Planning Department/CEMC Text Amendments

119 West First Street, Cle Elum, WA 98922

**Email to:** [Planning@cleelum.gov](mailto:Planning@cleelum.gov)



**APPLICANT:** City of Cle Elum, Planning Department

**FILE NUMBER:** SEPA-2025-003

**LOCATION:** City Limits

**TAX PARCEL NUMBER:** City Limits

**DATE OF APPLICATION:** December 3, 2025

Project Name: **Planning Department/CEMC Text Amendments**

**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.

*17.14.030 – Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.*

**1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.**

Members of the Cole Elum Planning Committee,

My name is Eric Harber. I'm a resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

### **The Transformative Power of Recreational Facilities in Commercial Districts**

Communities across the country have experienced the transformative power of recreational facilities in Commercial Districts. The traditional model of a downtown commercial core, focused exclusively on retail and restaurants, is evolving. Modern city planning recognizes the critical role of diverse, mixed-use zoning in creating vibrant, resilient, and engaging public spaces. Incorporating athletic and recreational facilities - such as fitness centers, pickleball facilities, yoga studios, indoor climbing gyms, dance schools, or specialized sports training centers - is not just an alternative use. It is a powerful economic catalyst.

The benefits of sports and recreation facilities are clear:

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2. **Filling Vacancies and Promoting Adaptive Reuse:** Athletic and recreational facilities can often occupy larger or irregularly shaped spaces that may be less desirable for traditional retail, helping to fill vacant storefronts and upper-floor spaces. This promotes the adaptive reuse of existing building stock, adding density and activity to the urban fabric.
3. **Economic Diversification and Resilience:** Relying on a single sector (like tourism-driven retail) can make a downtown vulnerable to economic downturns. Introducing a health and wellness sector diversifies the business mix, creating a more resilient local economy that serves both visitors and, crucially, the local population.

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Across Washington State, cities and towns are actively adjusting their downtown zoning to move away from rigid, single-use rules and toward more flexible **mixed-use development** that integrates activity generators like recreation, arts, and housing. This is based on the proven principle that **downtowns thrive on people and activity**.

3. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a



concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.

4. **The Main Street Model:** The Washington State Main Street Program emphasizes that districts with diverse businesses and programmed public spaces are more **vibrant, resilient, and attractive** to entrepreneurs. An athletic facility is a key type of business that strengthens this entrepreneurial ecosystem by providing a reliable customer base for other shops.
5. **Recreation as a Key Public Investment:** Cities are increasingly prioritizing investment in recreation facilities, recognizing that they are powerful economic engines. Studies confirm that recreation centers create jobs, drive local spending, and are a critical factor in quality of life that **attracts skilled workers and employers**—a benefit essential for the long-term prosperity of a town like Cle Elum.

#### **Direct Benefits to the Local Public**

Beyond the economic uplift for businesses, the introduction of these facilities directly serves the health, well-being, and quality of life for the residents of Cle Elum and the surrounding communities.

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In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,

Eric Harber

231 Cabin Trail Drive

Cle Elum, WA 98922

**From:** Chris Seidler <chris@sodoloco.com>  
**Sent:** Sunday, December 21, 2025 10:46 AM  
**To:** Planning  
**Subject:** Public Comment re (SEPA-2025-003) - In Favor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Subject: Public Comment re (SEPA-2025-003) - In Favor**  
**To: City of Cle Elum**  
**Attention: Planning Department/CEMC Text Amendments**  
**119 West First Street, Cle Elum, WA 98922**  
**Email to: [Planning@cleelum.gov](mailto:Planning@cleelum.gov)**



**APPLICANT:** City of Cle Elum, Planning Department  
**FILE NUMBER:** SEPA-2025-003  
**LOCATION:** City Limits  
**TAX PARCEL NUMBER:** City Limits  
**DATE OF APPLICATION:** December 3, 2025  
**Project Name:** Planning Department/CEMC Text Amendments  
**RE:** 17.14.030 – Table of Permitted Uses

Changes proposed to expand “Sports/Recreation Facilities” in the Downtown Commercial zoning district.  
17.14.030 – *Allow [indoor only] Sports and Recreation Facilities in the Downtown Commercial zoning district as a Class 2 on any buildings fronting on First Street and allowing them as a Class 1 on any other streets.*

# **1. In Support for Allowing Sports and Recreational Facilities in the Downtown Commercial Core.**

Members of the Cole Elum Planning Committee,

My name is Chris Seidler, a resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

## **The Transformative Power of Recreational Facilities in Commercial Districts**

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1. **Mixed-Use Zoning for Vitality:** Communities like **Maple Valley** have adopted significant code amendments to allow mixed-use development in commercial zones, balancing retail with residential and services to ensure a continuous stream of activity. Similarly, the Municipal Research and Services Center (MRSC) highlights that successful comprehensive plans increasingly encourage **mixed land use** to support activity-friendly, walkable communities, a concept that a downtown gym perfectly embodies. I believe Ellensburg and Yakima also support similar measures.
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In conclusion, adopting this motion aligns Cle Elum with the best practices of successful, thriving commercial cores across Washington State. It is a win-win: strengthening the local business climate while simultaneously enriching the lives of its residents. I urge the Planning Committee to vote in favor of this important amendment.

Sincerely,  
Chris Seidler  
360 Gold Leaf Ln  
Cle Elum, WA 98922

Chris Seidler

Virgil Amick

**From:** Scott Hassmann <hassmannscott@gmail.com>  
**Sent:** Monday, December 22, 2025 8:33 AM  
**To:** Planning  
**Subject:** Zoning for Sports and Recreation Facilities

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.



**Subject: Public Comment re (SEPA-2025-003) - In Favor**

**To: City of Cle Elum**

**Attention: Planning Department/CEMC Text Amendments**

**119 West First Street, Cle Elum, WA 98922**

**APPLICANT:** City of Cle Elum, Planning Department

**FILE NUMBER:** SEPA-2025-003

**LOCATION:** City Limits

**TAX PARCEL NUMBER:** City Limits

**DATE OF APPLICATION:** December 3, 2025

Project Name: **Planning Department/CEMC Text Amendments**

**RE:** 17.14.030 – Table of Permitted Uses

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Members of the Cle Elum Planning Committee,

My name is Scott Hassmann, resident of Cle Elum. I am writing to express my strong support for the motion to allow **Sports and Recreation Facilities** as an accepted use within the Cle Elum Downtown Commercial zone (DC) zoning designation. This proposed amendment is an important and forward-thinking step that will significantly contribute to the long-term vitality, economic diversity, and public health of our downtown area.

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Sincerely,



Scott Hassmann

341 Gold Leaf Lane

Cle Elum, WA 98922

Virgil Amick

---

**From:** David Sandona <davesandona@icloud.com>  
**Sent:** Thursday, December 25, 2025 1:55 PM  
**To:** Planning  
**Subject:** Downtown Sports Facility

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

I am in strong support for changing the local language to include sports facilities in the downtown area. Part of a solid community is recreation for health and camaraderie.

The plan for private indoor pickleball in the downtown core will have a very low impact to the surrounding neighborhood. The proposed property will have more than sufficient parking and the noise will be undetectable based on how heavily the structure is insulated. This proposal is so low impact that I see it as only positive for our struggling communities.

There are several sports facilities in the downtown core that are "grandfathered in" understandable. I hope there is understanding to the benefit of creating this facility.

Thank you

Dave Sandona

Retired local business owner

