



Notice of Application - Optional DNS Process

December 2, 2020

The City of Cle Elum has received permit applications for the following project:

Date of permit application: 10/21/2020 Date of determination of completeness: 11/18/2020

Date of notice of application: 12/2/2020 **Comment due date: 12/16/2020**

Agency Contact: Lucy Temple, ltemple@cleelum.gov, 509-674-2262

Agency File Number: SDR-2020-005, FP-2020-003, SEP-2020-007

An 8,000 sf pre-manufactured steel building to be operated as a climate-controlled and dry wine storage facility, with 43 new or adjusted parking spaces within the area known locally as the Swiftwater Business Park.

Location of proposal: Parcel 123134; 400 Swiftwater Blvd, Cle Elum, WA, 98922; Lat 47.191459, Long - 120.932659

Project Applicant: Garnet Ledge Investments LP, PO Box 946, Roslyn, WA 98941; 509-572-7721

SEPA Environmental Review: City of Cle Elum has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). This determination is based on the following preliminary findings and conclusions:

The proposed storage facility is located in a highly disturbed area within a semi-developed business park. The site is located above the Base Flood Elevation but includes compensatory mitigation ensuring no net loss of floodplain function. The project is anticipated to include adjustments that will result in a greater functionality of the overall property. The Site & Design Review will include adequate conditions to address human health and safety. The project is not anticipated to degrade or significantly impact the surrounding environment or the community.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to Lucy Temple, 119 W First St, Cle Elum, WA 98922 or ltemple@cleelum.gov**

Project documents may be reviewed by visiting <http://cityofcleelum.com/city-services/administrative-services/public-notices/> or contacting the project contact above. Persons wishing to be notified of project decisions should make a request to the project contact above.

Required Permits: The following local, state and federal permits/approvals are needed for the proposed project: City Site & Design Review, Floodplain Permit, Building Permit. Other state permits may be required such as an Ecology Construction Stormwater General Permit.

Required Studies: None

Existing Environmental Documents: City of Cle Elum 2019 Comprehensive Plan, 2020 SEPA Checklist, floodplain elevation certificate

Preliminary determination of the development regulations that will be used for project mitigation and consistency: The SEPA Determination of Nonsignificance (DNS) is anticipated to be issued after the public comment period is complete. After appropriate review and once appropriate conditions are determined by reviewing the following CEMC sections, the permits will be processed, as appropriate: 15.24 – Flood Hazard Prevention, 15.28 – Environmental Policy (SEPA), 15.30, Grading, Excavation, and Land Filling, 17.32 – General Commercial District, 17.100 – Project Permit Procedures, 17.76 Site and Design Review, 17.56 – Off-Street Parking and Loading Requirements, 17.64 – Landscaping Requirements. A subsequent building permit application is anticipated.

Public Hearing: No public hearing is required nor anticipated.