

*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 AND ENVIRONMENTAL REVIEW

**DATE:** April 16, 2024  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** City of Cle Elum, Planning Department  
**APPLICANT:** ALSC Architects on behalf of Upper Kittitas County Recreation Center  
**FILE NUMBER:** SEPA-2024-001, PMU-2024-001  
**LOCATION:** Bullfrog Road, Cle Elum, WA 98922  
**TAX PARCEL NUMBER:** 11850  
**DATE OF APPLICATION:** March 12, 2024  
**DATE OF COMPLETENESS:** April 12, 2024

**PROJECT DESCRIPTION:** Proposal to construct a Community Recreation Center in the City of Cle Elum in the Planned Mixed Use zoning district. The facility will include several amenities including but not limited to a gymnasium, a natatorium, locker rooms with showers/restrooms, studio rooms, lounge areas, a child watch area, a health clinic, a fitness center, an indoor track, and a rooftop outdoor fitness center. There will also be outdoor facilities that will be designated as public open space, which includes a splash pad and green space. The proposal also includes 226 parking spaces with 66 additional stalls for future expansion.

**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 has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) per WAC 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to CEMC 14.30.230.

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

**Required Studies:** N/A

**Existing Environmental Documents:** Geotech Report, Traffic Impact Analysis (TIA), SEIS 47 North  
**Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Cle Elum Urban Area Zoning Ordinance, and the Cle Elum Urban Area 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. There is a 15-day comment period for this review. All written comments received by 4:30 p.m. on **May 1, 2024** will be considered prior to issuing the final SEPA determination. This proposal requires a Public Hearing which will be scheduled at a later date. Please reference file numbers (SEPA-2024-001) and applicant's project name (Upper Kittitas County Recreation Center) in any correspondence you submit. You can mail or submit your comments to:

**City of Cle Elum, Attention: Planning Department/Upper Kittitas County Recreation Center  
119 West First Street, Cle Elum, WA 98922**

**NOTICE OF DECISION** A copy of the SEPA threshold determination and Notice of Public Hearing will be mailed to parties of record and entities who were provided this notice once it is rendered.

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)

**Enclosed:** Narrative, Project Description, SEPA Checklist, Site Plan