

City of Cle Elum

119 West First Street
Cle Elum, WA 98922



Phone: (509) 674-2262

Fax: (509) 674-4097

www.cleelum.gov

**CITY OF CLE ELUM
HEARING EXAMINER AGENDA**

Wednesday, September 4, 2024

Cle Elum City Hall Council Chambers – 119 West First Street, Cle Elum, WA

Beginning at 2:00 p.m.

The City of Cle Elum offers hearings in a hybrid format, with in-person participation at City Hall and from remote locations via Zoom.

Join Virtually with Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2ISRExwZFhXZz09>

Meeting ID: 757 318 4018 Passcode: 98922

DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available and the City does not warrant audio quality. Attendees are encouraged to attend in-person.

I. CALL TO ORDER

II. INTRODUCTION

III. PUBLIC HEARING

A. Glen Dallman

CUP-2024-001

PLANNER: Colleda Monick

ADDRESS: 805 E. First Street., Cle Elum, WA

REQUEST: Proposal to convert an existing nonconforming use into an approved conditional use and permit the construction of a garage associated with a residence in the Commercial zoning district.

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CITY OF CLE ELUM
FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION
for
REQUEST FOR CONDITIONAL USE PERMIT

File Number: CUP-2024-001

APPLICANT: Glen Dallman
APPLICANT ADDRESS: P.O. Box 414, Cle Elum, WA 98922
PROJECT LOCATION: 805 E First St, Cle Elum, WA
PARCEL NUMBER(S): 463835
DATE OF REQUEST: July 11, 2024
DATE OF RECOMMENDATION: September 4, 2024
STAFF CONTACT: Colleda Monick, Planning Consultant

I. DESCRIPTION OF REQUEST:

Proposal to convert an existing nonconforming use into an approved conditional use and permit the construction of a garage associated with a residence in the Commercial zoning district.

II. SUMMARY OF RECCOMENDATION:

The Administrative Official recommends approval, subject to conditions.

III. FACTS:

A. Processing

1. The application for the Conditional Use permit was received on July 11, 2024.
2. The application was deemed complete for processing on July 22, 2024.
3. The applications are being processed under CEMC Ch. 14.30.170, Conditional Use permit.
4. Pursuant to CEMC 2.60.060, the Hearing Examiner has the authority to make a decision on matters prescribed in the CEMC.
5. **Public Notice:** In accordance with CEMC 14.30.110, notice was provided for as follows:
 - a. The subject property was posted with a land use action sign on August 5, 2024.

- b. Notice of Application and Public Hearing was sent to the applicant and adjoining property owners within 300 feet of the subject property on July 22, 2024.
 - c. A legal notice was provided in the Northern Kittitas County Tribune on August 15, 2024.
 - d. Notices were also provided at City Hall and on the city website under Public Hearings.
6. Environmental Review: This application is exempt from SEPA review.

B. Current Zoning and Land Use:

- 1. The subject property is approximately 0.21 acres, is zoned General Commercial, and includes an existing legal-nonconforming residential home and shed.
- 2. The surrounding properties contain uses and zoning as follows:

Direction	Zoning	Land Use
North	Residential	Single-Family Residence
South	General Commercial	Single-Family Residence
East	General Commercial	Single-Family Residence
West	General Commercial	Single-Family Residence

C. Development Review:

1. Agency Comments:

During the public comment period, the following comments were submitted which have been summarized below. (Full comments can found within the record.)

- i. On August 5, 2024, the **Cascade Irrigation District** provided written comments, summarized below:
 - a. Not in our jurisdiction, no comment.
- ii. On August 5, 2024, the **Snoqualmie Tribe** provided written comments, summarized below:
 - a. No comments.
- iii. On August 12, 2024, the **Washington State Department of Transportation** provided written comments, summarized below:
 - a. Access control for this portion of SR 903 is the authority of the City of Cle Elum.

D. Applicable Law – Conditional Use Permits

Per CEMC 14.30.170, certain uses may only be permitted in a zoning district through the issuance of a conditional use permit:

A. The approval of a conditional use permit shall be based on a finding by the city that:

1. The use will not endanger the public health, safety, or welfare;
2. The location and character of the use if developed according to the plan as submitted and approved or conditionally approved will be compatible and in harmony with the area in which it is to be located;
3. The proposed use is in general conformity with the city's comprehensive plan; and
4. The use meets all required conditions and specifications set forth in the zone where it is proposed to be located unless a variance has been granted by the city.

B. The city shall have the authority to require and approve specific plans and to increase the requirements set forth in the Municipal Code. Any reduction in the requirements of these titles shall only be granted through the approval of a variance.

C. If the potential adverse impacts of a proposed development activity cannot be adequately mitigated through conditions of approval, the city may deny the application for a conditional use permit.

E. Cle Elum Comprehensive Plan 2037

The following goals and policies apply to this proposal:

- Goal LU-1: Management and Implementation
- Policy LU-1.8 Conditional Use Permits, street vacations, variances and other special applications shall only be permitted when there is an overriding permanent public benefit consistent with the goals and policies of this Comprehensive Plan.
- Goal LU-5: Create Order and Energy in Commercial Areas
- Policy LU 5.8 Continue the mandatory use of "Site and Design Review" to maintain a consistent range of aesthetic and practical development standards such as pedestrian connectivity, landscape buffers and, landscaping, for all new development and redevelopment in commercial areas.
- Policy LU 5.10 Encourage broad and diverse uses in existing commercial areas to promote maximum occupancy.
- Policy H – 4.4 Promote infill development that is compatible in scale, design, materials, massing, and intensity that enhances/preserves the character of existing neighborhoods while creating new housing choices. Develop and adopt design guidelines that will help infill design be compatible with existing neighborhood character.
- Goal H-5: The City's existing housing stock is preserved and rehabilitated as a means of increasing the supply of affordable housing, given that existing housing is typically more affordable than new construction.

IV. Findings:

A. Conditional Use Approval Criteria

Per CEMC 14.30.170(A)(1-4)

1. The use will not endanger the public health, safety, or welfare;

Staff Response: The proposed conditional use will not endanger public health, safety, or welfare. The conversion of the existing nonconforming use into a permitted conditional use will ensure compliance with current zoning regulations. Additionally, the construction of the garage will adhere to all applicable building code standards, including fire safety, and structural integrity, ensuring the well-being of both the residents and the surrounding community.

2. The location and character of the use if developed according to the plan as submitted and approved or conditionally approved will be compatible and in harmony with the area in which it is to be located;

Staff Response: The location of the residence and the construction of the garage will be consistent with the character of the neighborhood and the existing commercial zoning district, as the residence is surrounded by other single family homes to the north, east, south and west. The proposed use will not disrupt the existing commercial activities but rather complement them, providing a balanced mix of residential and commercial functions within the district.

3. The proposed use is in general conformity with the city's comprehensive plan; and

Staff Response: The proposed conversion aligns with the city's comprehensive plan, which aims to promote balanced and sustainable development within the city. The inclusion of residential components within a commercial district is consistent with the plan's goals of creating mixed-use spaces that enhance the vibrancy and economic viability of the area. By converting the nonconforming use into an approved conditional use, the development supports the city's vision of fostering diverse, multi-use neighborhoods that cater to the needs of both residents and businesses.

4. The use meets all required conditions and specifications set forth in the zone where it is proposed to be located unless a variance has been granted by the city.

Staff Response: The proposed use will meet all required conditions and specifications within the commercial zoning district. The development plan has been carefully reviewed to ensure compliance with zoning regulations, including setback

requirements, height restrictions, lot coverage, and land use standards.

B. Site Design Findings

Per CEMC 14.30.140 (C) The city may approve a proposed site plan or building design in whole or in part, with or without conditions, based on a finding that:

1. The project is consistent with the Cle Elum comprehensive plan and meets the requirements and intent of the Cle Elum Municipal Code, including the type of land use and the intensity/density of the proposed development.

Staff Response: This proposal complies with the goals and objectives of the Cle Elum Comprehensive Plan, the provisions of the Cle Elum Municipal Code, and the intent and purpose of the General Commercial Use zoning district.

2. The physical location, size, and placement of the development on the site and the location of the proposed uses within the project avoid or minimize impacts to any critical resource or floodplain area to the greatest extent possible or are compatible with the character and intended development pattern of the surrounding properties.

Staff Response: No critical areas are present. The proposed garage is consistent with the character of surrounding properties.

3. The project makes adequate provisions for water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure that the proposed project would not be detrimental to public health, welfare, and safety.

Staff Response: The project makes adequate provisions for water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure that the proposed project would not be detrimental to public health, welfare, and safety.

4. Public access and circulation including nonmotorized access and emergency vehicle access, as appropriate, are adequate to and on the site.

Staff Response: There are no proposed changes to access off of East First Street, the property will now be accessible off of the alley to the north of the property.

5. Adequate setbacks and buffering have been provided. Any reduction to setbacks or buffer widths is the minimum necessary to allow for reasonable economic use of the lot and does not adversely impact the functional value of the critical resource area or adjoining land uses.

Staff Response: Adequate setbacks are proposed.

6. The physical location, size, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to the surrounding area.

Staff Response: The physical location, size, and placement of proposed garage on the site are compatible with and relate harmoniously to the surrounding area as the property is surrounded by other residential homes with similar structures.

7. The project adequately mitigates impacts identified through the SEPA review process, if required.

Staff Response: Not applicable.

8. The project would not be detrimental to the public interest, health, safety, or general welfare.

Staff Response: The project would not be detrimental to the public interest, health, safety, or general welfare.

V. CONCLUSIONS:

- A. The Hearing Examiner has jurisdiction to issue a recommendation to City Council on this matter.
- B. The project is consistent with the purpose and intent of the General Commercial zoning district and the Cle Elum Comprehensive Plan 2037.
- C. During project review it has been found that the site plan, as conditioned, meets applicable code requirements of CEMC 14.30.140.

VI. RECOMMENDATION

The Planning Consultant, on behalf of the City of Cle Elum, recommends approval of (CUP-2024-001) based upon the above findings and conclusions and subject to the conditions of approval as follows;

- 1. Building permit is required prior to construction.

EXHIBITS:

Exhibit I: Applicant Submittals

- Application
- Narrative
- Site Plan and Lot Coverage

Exhibit II: Notices

- Notice of Application and Public Hearing
- Newspaper Post
- Posting of site
- Mailing Notices

Exhibit III: Comments

- Cascade Irrigation District
- Snoqualmie Tribe
- Washington State Department of Transportation

EXHIBIT I: APPLICANT SUBMITTALS

- Application
- Narrative
- Site Plan and Lot Coverage

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CONDITIONAL USE PERMIT APPLICATION

"Conditional use" means a use that would not be acceptable without restrictions throughout a zoning district and is not permitted by right within a zoning district but which may be permitted subject to meeting certain conditions contained in this title or as may be determined during the review process. See [CEMC 17.80](#) for more information.

OFFICIAL USE ONLY

Permit #:	CUP-20 24-001
Staff Person:	V. Arnold
Fee Total:	\$1375.00
Associated Permits:	Building Permit 2024-063

Applicant

Name: **ELEN DALLMAN**

Mailing Address: **PO BOX 414**

Email: **dallmangelen@yahoo.com**

Phone Number: **206 571 1633**

Property Owner

Same as applicant ☐

Name:

Mailing Address:

Email:

Phone Number:

Property Information

Project Name: **Garage**

Address: **805 E 1ST ST**


Assessor's Parcel No.: **35 76 32**

Zoning:

Description of project:

Garage

Application Criteria¹	
1.	Legal description of the subject property supplied by Kittitas County, a title company or survey licensed in the state of Washington.
2.	Two hard copies and one electronic copy (PDF) of a site plan drawn to a minimum scale of one inch equals two hundred feet on a sheet no larger than twenty-four inches by thirty-six inches and including one reduced size copy no larger than legal size. The site plan shall contain the following information.
a.	The subject property boundaries.
b.	Dimensions and size.
c.	Location, dimensions and height of all existing and proposed structures. ✓
d.	Location of building accesses.
e.	Proposed setbacks. CEMC 17
f.	Proposed phasing.
g.	Proposed landscaping. CEMC 17.64 .
h.	Location and dimensions of vehicle and pedestrian access points and circulation routes. CEMC 17.56 ✓
i.	The location of all proposed on-site parking including provisions for handicap parking.
j.	Any easements. ✓
k.	The location of any proposed outdoor lights.
l.	Any other proposed site improvements.
3.	If the applicant is not the legal owner a signed authorization from the legal owner is required. ²
4.	Written narrative description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, and frequency of deliveries, construction schedule, and how the proposed use complies with the criteria established by CEMC 17.80.050 .
5.	Payment of a fee that is consistent with the City of Cle Elum's fee schedule.
1.	The application will not be processed and deemed incomplete if not all required criteria is not attached to application on the day of submission. The Planner may chooses to wave some of the required criteria. If any of the required criteria is provided in another permit please cite that permit.
2.	The owner can sign in allotted space provided under the authorization section of the application or send the City Planner a letter/email with authorization.

Decision Criteria	
1.	The proposed use will be designed and operated in a manner which is compatible with the character, appearance, and operation of existing or proposed development in the vicinity of the subject property
2.	The hours and manner of operation of the proposed use are not inconsistent with adjacent or nearby uses
3.	The proposed use is compatible with the physical characteristics of the subject property and neighboring properties
4.	The location, nature and intensity of outdoor lighting is such that it is consistent with the surrounding neighborhood and does not cast light or glare on adjoining properties
5.	The proposed use is such that it is pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood
6.	The proposed use is capable of being served by public facilities and services, and will not adversely the level of service to surrounding areas
7.	The proposed use is not detrimental to the public health, safety, or welfare
8.	The proposed use is consistent with the goals and policies of the comprehensive plan;
9.	The subject site can accommodate the proposed use considering the size, shape, topography and drainage.
Authorization	
<p>The undersigned hereby certifies, under penalty of perjury, that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. Furthermore, false statements, errors, and/or omissions may be sufficient for denial of request. The applicant further agrees to reimburse the city for all expenses associated with reviewing the application. This application gives consent to the City to enter the properties listed above for the purposes of inspecting and verifying information presented in this application.</p>	
Applicant Signature:	Date:
Owner Signature: 	Date: 7-11-24

Receipt: 1678607/11/2024

Acct #: 12540COPY

City Of Cle Elum

119 W First Street

Cle Elum, WA 98922

5096742262

Glen and Ma Magdalena Dallman

P. O. Box 414

Cle Elum, WA 98922-0414

Invoice Payment

Memo: Fee for Conditional Use Permit,

Permit # CUP-2024-001

Inv#: 7594 Amt Paid: 1,375.00

Invoice for Conditional Use Permit

Application, Permit # CUP-2024-001

Non Taxed Amt:1,375.00

Total:1,375.00

Cash:1,380.00

Ttl Tendered:1,380.00

Change:5.00

Issued By: Virgil Amick1

07/11/2024 09:54:48

Narrative

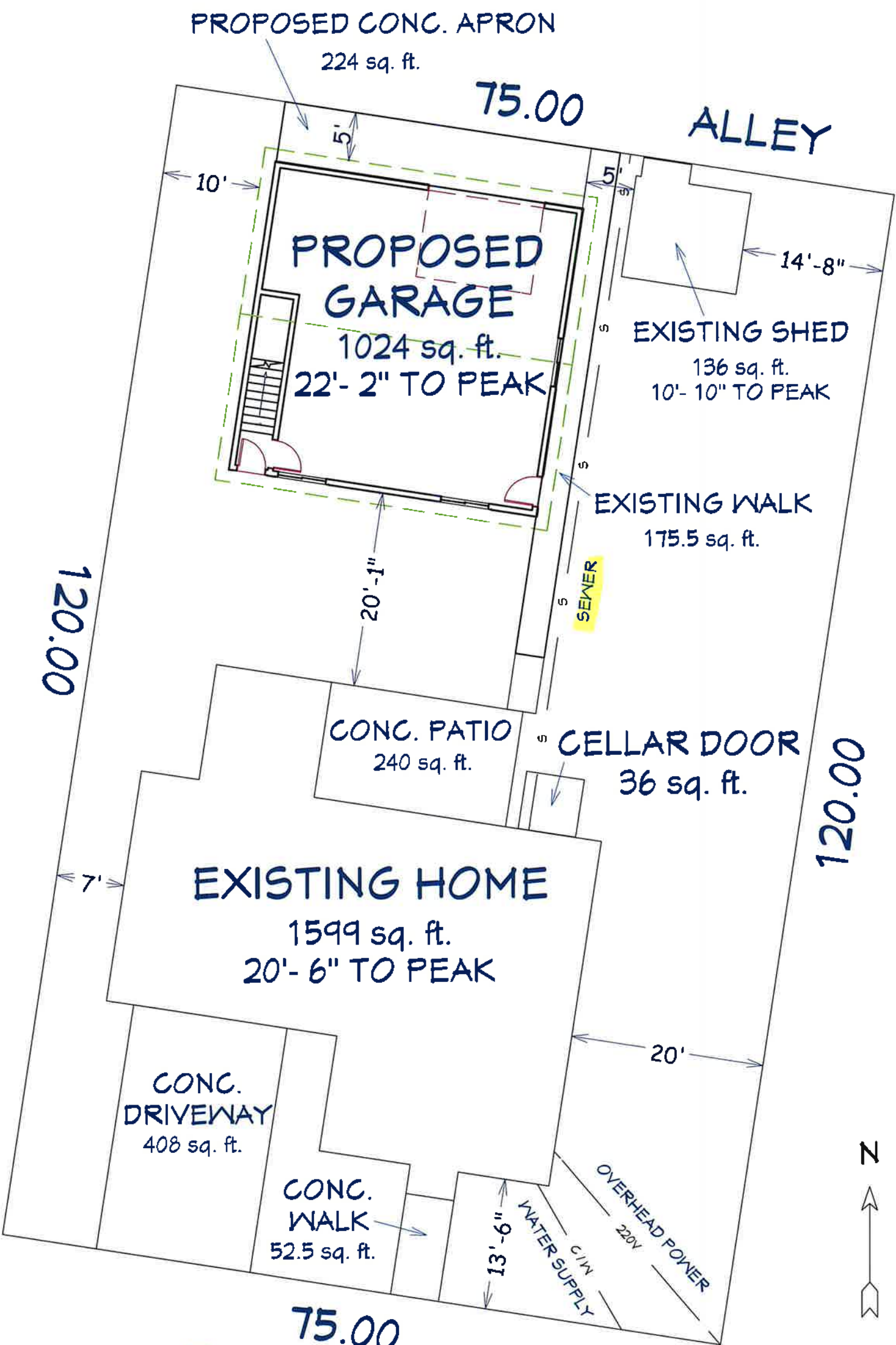
Construction of a new residential garage at 805 E First St, Cle Elum, WA. 98922

Parcel # 463835

Legal Description- Hazelwood Addition Lots 35 thru 37; Block 19

Map # 20-15-26053-1935

Easements - None



75.00
FIRST STREET

SCALE: 1" = 15'

GLEN AND MAGDALENA DALLMAN
805 EAST FIRST STREET
CLE ELUM, WASHINGTON
PARCEL ID: 463835
9000 SQUARE FEET



REQUIRED ATTACHMENT:

SITE PLAN



Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own medium (computer aided is acceptable).

LOT COVERAGE CALCULATION a) Footprint(s) of existing structure(s) <u>1735</u> SQ FT b) Building addition/new structure(s) footprint(s) <u>1024</u> SQ FT c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL <u>876</u> SQ FT d) Proposed paved area(s) <u>224</u> SQ FT e) Total Impervious Surface (a+b+c+d = e) <u>3859</u> SQ FT f) Lot Size <u>9000</u> SQ FT g) Lot coverage (e/f x 100 = g) <u>42.8</u> %		PARKING CALCULATION (Reference CEMC 17.56) Spaces required: _____ Spaces provided: _____
LOT INFORMATION Parcel #(s): <u>463835</u> Site Address: <u>805 E First St.</u> Zoning: <u>Gen. Commercial</u> Location of existing and proposed utilities/easements shall be shown on site plan		
MAP SCALE (check one) <input type="checkbox"/> Preferred Scale: 1 inch on the map = 20 ft on the ground <input checked="" type="checkbox"/> Custom Scale: 1 inch = <u>15'</u> *Template tie marks are 1 inch apart	NORTH ARROW (Indicate North)	BACKGROUND INFORMATION Applicant Name: <u>see application</u> Mailing Address: _____ Contact Person: _____ Contact Phone: () _____ Applicant Signature: _____ Date: _____
Created by: _____ Date: _____		

EXHIBIT II: NOTICES

- Notice of Application and Public Hearing
- Newspaper Post
- Posting of site
- Mailing Notices

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



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Fax: (509) 674-4097
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NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: August 5, 2024
TO: Applicant and Adjoining Property Owners
FROM: City of Cle Elum, Planning Department
APPLICANT: Glen Dallman
LOCATION: 805 E First Street, Cle Elum, WA
TAX PARCEL NUMBER(S): 463835
DATE OF APPLICATION: July 11, 2024
DATE OF COMPLETE APP: July 22, 2024

PROJECT DESCRIPTION: The Conditional Use Application seeks to convert an existing nonconforming use into an approved conditional use and permit the construction of a garage associated with a residence in the Commercial zoning district.

DETERMINATION OF CONSISTENCY: Pursuant to CEMC 14.30.170, certain uses may only be permitted in a zoning district through the issuance of a conditional use permit. The approval of a conditional use permit shall be based on a finding by the city that:

1. The use will not endanger the public health, safety, or welfare;
2. The location and character of the use if developed according to the plan as submitted and approved or conditionally approved will be compatible and in harmony with the area in which it is to be located;
3. The proposed use is in general conformity with the city's comprehensive plan; and
4. The use meets all required conditions and specifications set forth in the zone where it is proposed to be located unless a variance has been granted by the city.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF HEARING: Your views on this proposal are welcome. **All written comments received by 4:30 p.m. on August 19, 2024, will be considered prior to issuing the staff recommendation to the Hearing Examiner and will be made part of the official record – however, written comments can be received up to the hearing date.** You can mail your comments to:

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

This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for Wednesday, September 4th, 2024, beginning at 2:00 p.m. or soon thereafter, in the Council Chambers located at City Hall, 119 West First Street, Cle Elum, WA 98922 or can be joined virtually via zoom.

Join virtually with zoom: <https://us06web.zoom.us/j/89129694481>

Meeting ID: 7573184018 | **Passcode:** 98922

NOTICE OF RECOMMENDATION: Following the public hearing, the Hearing Examiner will issue their Decision. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice once it is rendered. The decision will be final unless appealed.

The file containing the complete application is available for public review at the City of Cle Elum, 119 W 1st Street, Cle Elum, Washington. If you have questions regarding this proposal, please call Colleda Monick, Planning Consultant at 509-864-1976, or email to colleda.monick@cleelum.gov

Enclosed: Site plan

**CITY OF CLE ELUM
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Cle Elum Hearing Examiner will hold a public hearing at the City of Cle Elum Council Chambers, City Hall 119 W First St, Cle Elum, WA, and online via zoom, on Wednesday, September 4th, 2024, at 2:00 p.m. or soon thereafter for the purpose of considering a:

A Conditional Use Application to convert an existing nonconforming use into an approved conditional use and permit the construction of a garage associated with a residence in the Commercial zoning district.

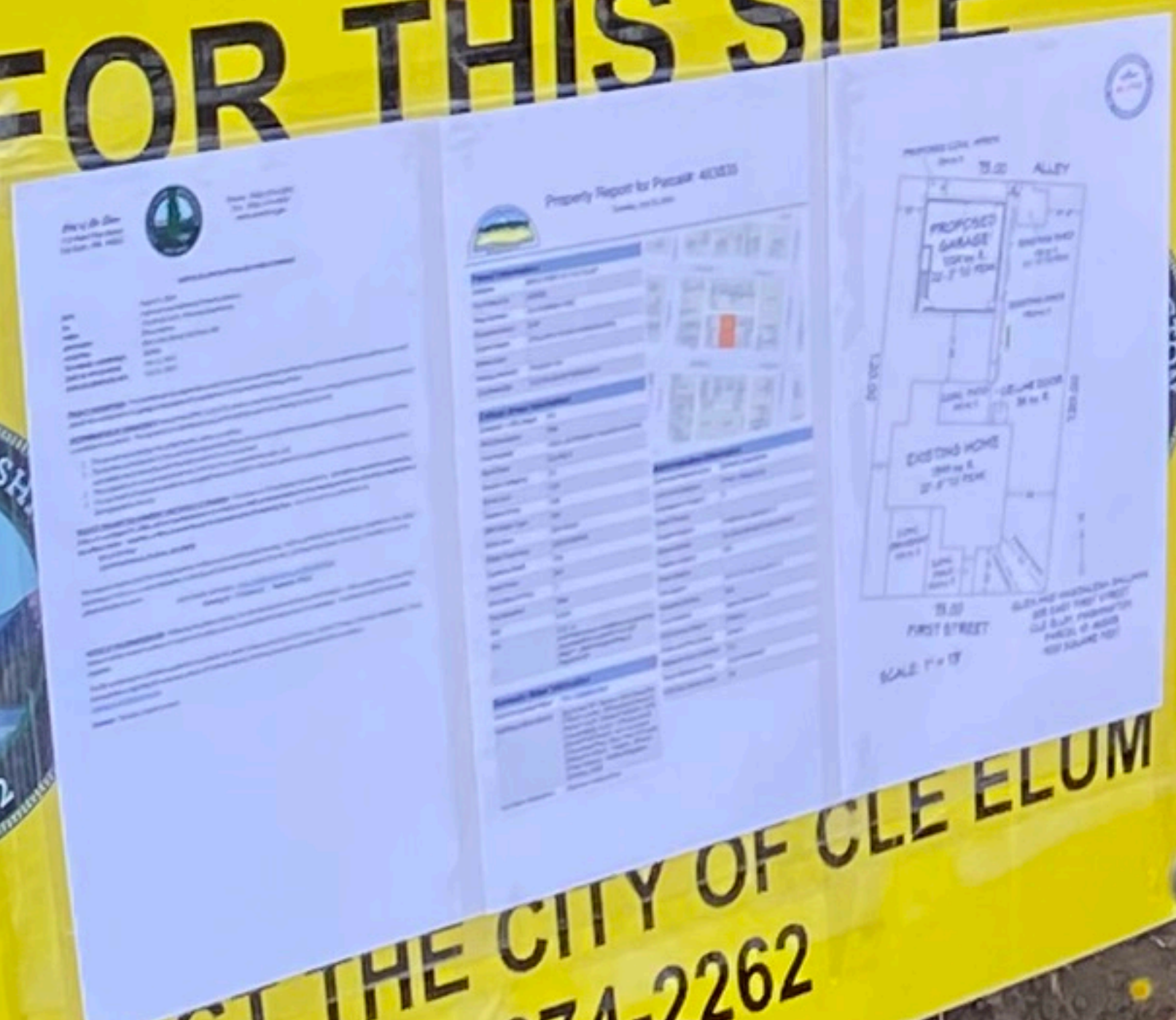
Interested persons may appear and be heard at said hearing, or written comments may be submitted to, Attn: Debbie Lee, City of Cle Elum, 119 W First St, Cle Elum, WA 98922. Please reference file number (CUP-2024-001) and the applicant's name (Dallman) in any correspondence. The file containing the complete application and the link for zoom is available for public review at <https://cleelum.gov/city-services/administrative-services/public-notices/> or City Hall, 119 W First St, Cle Elum, WA.

(Published in the N.K.C. TRIBUNE, Aug. 15, 2024.)

LAND USE ACTION PROPOSED FOR THIS SITE



CONTACT THE CITY OF CLE ELUM
509-674-2262



Owner	Address2	City t2_State Zip
AMICK, JEREMY & ALISHA	4419 S WENIGER HILL ROA	COEUR D ALENE, ID 83814
ARNAIZ, DAVID & DINORAH	817 E 2ND ST	CLE ELUM, WA 98922-1303
BATOR, MAGGIE L & WILLIAM J	PO BOX 69	SOUTH CLE ELUM, WA 98943-0069
BOWMAN, JEFFREY SCOTT	PO BOX 504	CLE ELUM, WA 98922-0504
CAMPBELL, DAVID W & ANGELA ROSE	1172 AIRPORT RD	CLE ELUM, WA 98922
CLE ELUM PROPERTY INVESTMENTS LLP	12105 86TH AVE NE	KIRKLAND, WA 98034
DALLMAN, GLEN & MAGDALENA	PO BOX 414	CLE ELUM, WA 98922-0414
DEAN, MICHAEL STEVEN	803 E 1ST ST	CLE ELUM, WA 98922-1254
FIREFLY ACT LLC	PO BOX 932	ROSLYN, WA 98941-0932
HARRINGTON, JEANNIE	817 E 2ND	CLE ELUM, WA 98922
HARRINGTON, SCOTT L & JEANNIE M A	7627 W MERCER WAY	MERCER ISLAND, WA 98040-5538
KANYER, DOLORES M	2890 MCMANAMY RD	ELLENSBURG, WA 98926
MURPHY, KEVIN	112 YAKIMA AVE	CLE ELUM, WA 98922
NEBEL, JOHN JR & THERESA	23709 34TH AVE W	BRIER, WA 98036-8406
NOLTE, MEAGHAN C	203 COLUMBIA AVE	CLE ELUM, WA 98922-1345
PAGE, BRADFORD A	112 W 5TH ST	CLE ELUM, WA 98922-1151
PASIN, JAMES A & CARLENE R	2710 39TH ST NW	GIG HARBOR, WA 98335-7932
PRATT, DAVE & DORETTA	PO BOX 914	CLE ELUM, WA 98922-0914
QUATTRUCCI, ANGELINA C	804 E 2ND ST	CLE ELUM, WA 98922-1304
ROGALSKI, FLOYD J III	804 E 1ST ST	CLE ELUM, WA 98922-1253
ROGALSKI, RACHELE	1313 E 3RD ST	CLE ELUM, WA 98922-1357
SCHIFFNER, TRACI	16700 SE 161ST ST	RENTON, WA 98058
STD TRUST	PO BOX 598	WEST RUTLAND, VT 05777
THOMAS, LARRY R	814 E 2ND ST	CLE ELUM, WA 98922-1304
WILBUR, DAVID & RHONDA	806 E SECOND ST	CLE ELUM, WA 98922

On August 5,2024 i mailed the Notice of Application and Public Hearing information to the Addresses above, Virgil Amick

EXHIBIT III: COMMENTS

- Cascade Irrigation District
- Snoqualmie Tribe
- Washington State Department of Transportation

From: [Cascade Irrigation](#)
To: [Virgil Amick](#)
Subject: RE: CUP-2024-001, Glen Dallman, 805 E First Street
Date: Monday, August 5, 2024 11:06:18 AM
Attachments: [image002.png](#)

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

This is outside the Cascade Irrigation District boundary. No comments.

Thank you,

Kelton Montgomery
District Manager
Cascade Irrigation District
8063 Hwy 10
Ellensburg, WA 98926
Office (509) 962-9583
Mobile (509) 899-3311
Email cid@fairpoint.net

From: Virgil Amick <vamick@cleelum.gov>
Sent: Monday, August 5, 2024 9:10 AM
To: dallman@yahoo.com; Matthew Lundh <mlundh@cleelum.gov>; Rob Omans <romans@cleelum.gov>; Virgil Amick <vamick@cleelum.gov>; Richard Weinman <Richardw-llc@comcast.net>; Christina Wollman <Christina.Wollman@cleelum.gov>; Colleda Monick <Colleda.Monick@cleelum.gov>; bannen@hlacivil.com; william.larue@veolia.com; Robin Newcomb <rnewcomb@cleelum.gov>; Debbie Lee <dlee@cleelum.gov>; Audrey Casassa <acasassa@cleelum.gov>; Aaron Barr <abarr@cleelum.gov>; Whitney Prosek <wprosek@cleelum.gov>; Rich Albo <ralbo@cleelum.gov>; Ed Mills <emills@cleelum.gov>; Jane Agar <jagar@cleelum.gov>; Amy Pridemore <apridemore@cleelum.gov>; Alexandra Kenyon <alexandra@kenyondisend.com>; Planner@ci.roslyn.wa.us; jeff.adams@ci.roslyn.wa.us; librarian@ci.roslyn.wa.us; clerk@ci.roslyn.wa.us; publicworks@ci.roslyn.wa.us; brooksideconsulting@gmail.com; townhall@southcleelum.org; cjdevere@msn.com; llhadden1@gmail.com; johnstonj@ci.ellensburg.wa.us; lillquistn@ci.ellensburg.wa.us; christa.stream@cityofkittitas.com; cid@fairpoint.net; laura.kukes@co.kittitas.wa.us; jeremy.larson@co.kittitas.wa.us; steph.mifflin@co.kittitas.wa.us; adminstaff@kittcom.org; assessoradmin@co.kittitas.wa.us; haley.mercer@co.kittitas.wa.us; laura.osiadacz@co.kittitas.wa.us; cory.wright@co.kittitas.wa.us; brett.wachsmith.co@co.kittitas.wa.us; jesse.cox@co.kittitas.wa.us; holly.erdmen@co.kittitas.wa.us; environmentalhealth@co.kittitas.wa.us; environmentalhealth@co.kittitas.wa.us; chad.bala@co.kittitas.wa.us; kelee.hodges.pw@co.kittitas.wa.us; josh.fredrickson@co.kittitas.wa.us; cds@co.kittitas.wa.us;

sarah@krdistrict.org; solidwaste@co.kittitas.wa.us; housing@hakittitas.org; john.storch@kprd1.org; brenda.smits@doh.wa.gov; deanah.watson@commerce.wa.gov; reviewteam@commerce.wa.gov; scott.kuhta@commerce.wa.gov; sepa@dahp.wa.gov; sydney.hanson@dahp.wa.gov; sepacenter@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Luke.warthen@dnr.wa.gov; amanda.moody@dnr.wa.gov; wyatt.leighton@dnr.wa.gov; Rivers@dnr.wa.gov; lennard.jordan@ecy.wa.gov; lori.white@ecy.wa.gov; crosepa@ecy.wa.gov; sflo461@ecy.wa.gov; R3planning@dfw.wa.gov; jennifer.nelson@dfw.wa.gov; cassandra.weekes@dfw.wa.gov; GonsetP@wsdot.wa.gov; PrilucJ@wsdot.wa.gov; sauriow@wsdot.wa.gov; scplanning@wsdot.wa.gov; ken.graham@parks.wa.gov; robert.d.bright10.civ@army.mil; david.j.moore@usace.army.mil; Washington.fhwa@dot.gov; sandeep.kaur@usps.gov; joseph.rausch@usda.gov; connor.armi.hsy@colvilletribes.com; guy.moura@colvilletribes.com; aren.orsen.hsy@colvilletribes.com; john.sirois.adm@colvilletribes.com; darnell.sam.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmtribe.us; adam@snoqualmtribe.us; enviroreview@yakama.com; thpo@yakama.com; Noah_Oliver@Yakama.com; ccamuso@yakama.com; prigdon@yakama.com; osprey@qwestoffice.net; delano_saluskin@yakama.com; director@wahorsepark.org; nicky.pasi@mtsgreenway.org; darcy.batura@tnc.org; amy@kittitascountychamber.com; lhendrix@usbr.gov; Ed Mills <emills@cleelum.gov>; corrie.reagan@roslynfire.org; dan.young@co.kittitas.wa.us; sinclairj@kvfr.org; office@kcfd7.com; geoffscherer@gmail.com; darren.higashiyama@co.kittitas.wa.us; clay.myers@co.kittitas.wa.us; kim.dawson@co.kittitas.wa.us; akelly1@wm.com; belcherj@cersd.org; soderstromm@cersd.org; overtonr@cersd.org; mhollandsworth@hopesource.us; ckelly@hopesource.us; rholden@kvhealthcare.org; arrfanimalrescue@gmail.com; nolan@inlandnet.com; David.Hoffman@pse.com; sandy.leek@pse.com; adam.crawford@pse.com; vlconnell@bpa.gov; forchin8@gmail.com; nolan@inlandnet.com; tribune@nkctribune.com; jana@nkctribune.com; terry@nkctribune.com; legals@kvnews.com

Subject: CUP-2024-001, Glen Dallman, 805 E First Street

Please find the attached Notice of Application and Public Hearing for the proposal to convert an existing nonconforming use into an approved conditional use and permit the construction of a garage associated with a residence in the Commercial zoning district.

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The file containing the complete application is available for public review at the City of Cle Elum, 119 W. First Street, Cle Elum, WA. If you have questions regarding this proposal, please call Colleda Monick at 509-864-1976, or email to colleda.monick@cleelum.gov

Thank You

Virgil Amick



Permit/Office Technician
City of Cle Elum
P: 509-674-2262 Ext.110
E: Vamick@cleelum.gov



From: [Adam Osbekoff](#)
To: [Virgil Amick](#)
Subject: RE: CUP-2024-001, Glen Dallman, 805 E First Street
Date: Monday, August 5, 2024 11:46:19 PM
Attachments: [image002.png](#)

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

Hello Virgil

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam Osbekoff
Snoqualmie Indian Tribe
Department of Archaeology and Historic Preservation

From: Virgil Amick <vamick@cleelum.gov>
Sent: Monday, August 5, 2024 9:10 AM
To: dallman@yahoo.com; Matthew Lundh <mlundh@cleelum.gov>; Rob Omans <romans@cleelum.gov>; Virgil Amick <vamick@cleelum.gov>; Richard Weinman <Richardw-llc@comcast.net>; Christina Wollman <Christina.Wollman@cleelum.gov>; Colleda Monick <Colleda.Monick@cleelum.gov>; bannen@hlacivil.com; william.larue@veolia.com; Robin Newcomb <rnewcomb@cleelum.gov>; Debbie Lee <dlee@cleelum.gov>; Audrey Casassa <acasassa@cleelum.gov>; Aaron Barr <abarr@cleelum.gov>; Whitney Prosek <wprosek@cleelum.gov>; Rich Albo <ralbo@cleelum.gov>; Ed Mills <emills@cleelum.gov>; Jane Agar <jagar@cleelum.gov>; Amy Pridemore <apridemore@cleelum.gov>; Alexandra Kenyon <alexandra@kenyondisend.com>; Planner@ci.roslyn.wa.us; jeff.adams@ci.roslyn.wa.us; librarian@ci.roslyn.wa.us; clerk@ci.roslyn.wa.us; publicworks@ci.roslyn.wa.us; brooksideconsulting@gmail.com; townhall@southcleelum.org; cjdevere@msn.com; llhadden1@gmail.com; johnstonj@ci.ellensburg.wa.us; lillquistn@ci.ellensburg.wa.us; christa.stream@cityofkittitas.com; cid@fairpoint.net; laura.kukes@co.kittitas.wa.us; jeremy.larson@co.kittitas.wa.us; steph.mifflin@co.kittitas.wa.us; adminstaff@kittcom.org;

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Subject: CUP-2024-001, Glen Dallman, 805 E First Street

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Monick at 509-864-1976, or email to colleda.monick@cleelum.gov

Thank You

Virgil Amick



Permit/Office Technician
City of Cle Elum
P: 509-674-2262 Ext.110
E: Vamick@cleelum.gov





**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

August 12, 2024

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



Attn: Rob Omans, City Administrator

RE: CUP-2024-001, Glen Dallman, 805 E First Street
SR 903 (First Street) milepost 1.13 Rt.

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route (SR) 903. SR 903 is a Class 5 Managed Access highway located within the corporate limits of the City of Cle Elum. Access control for this portion of SR 903 is the authority of the City of Cle Elum, in accordance with RCW 47.24. It is important to note, RCW 47.50.030 requires cities to meet, or exceed, the Department's access requirements (WAC 468-52-040) to state highways.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Aaron Hatfield (509) 268-8497.

Sincerely,

Stephen P. Nugent

Digitally signed by Stephen P.
Nugent
Date: 2024.08.12 14:50:26 -07'00'

Stephen P. (Phil) Nugent
Region Planning Manager

SPN: jjp/akh

cc: SR 821, File #2024_003