

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



Phone: (509) 674-2262  
Fax: (509) 674-4097  
www.cleelum.gov

## NOTICE OF APPLICATION AND PUBLIC HEARING

**DATE:** October 17, 2024  
**TO:** Applicant and Adjoining Property Owners  
**FROM:** City of Cle Elum, Planning Department  
**APPLICANT:** Snowy River Equipment Sales  
**LOCATION:** 920 E First Street, Cle Elum, WA  
**TAX PARCEL NUMBER(S):** 633134 and 913134  
**DATE OF APPLICATION:** October 7, 2024  
**DATE OF COMPLETE APP:** October 10, 2024

This notice is provided in accordance with CEMC 14.30.240(B) and combines the required 15-day advance notice of a required comment period with the public comment period, allowing for a total of 30 days for public comments.

**PROJECT DESCRIPTION:** The Conditional Use Application seeks to establish a retail sales business involving equipment or vehicles kept or exhibited outdoors and utilized for manufacturing, farming, or construction in the General 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. There is a 30-day comment period for this review. **All written comments received by 4:30 p.m. on November 18, 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, December 4, 2024, beginning at 1:00 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 1<sup>st</sup> Street, Cle Elum, Washington or online at <https://cleelum.gov/city-services/administrative-services/public-notices/>. If you have questions regarding this proposal, please contact Colleda Monick, Planning Consultant at 509-674-2262, or email to [planning@cleelum.gov](mailto:planning@cleelum.gov)

**Enclosed:** Site plan