



City of Cle Elum

Critical Areas

Application Packet

City of Cle Elum, Planning Division
119 West First Street, Cle Elum, WA 98922
Phone#: (509) 674-2262 Email: planning@cleelum.gov



LAND USE APPLICATION
CITY OF CLE ELUM, PLANNING DEVELOPMENT

119 WEST FIRST STREET, CLE ELUM, WA 98922
PHONE: (509) 674-2262 EMAIL: planning@cleelum.gov

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. **Consulting fees may apply.** This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Scott Lien						
	Mailing Address:	1700 Westlake Ave N, Suite 200						
	City:	Seattle,	St:	WA	Zip:	98109	Phone:	(206) 446-6114
	E-Mail:	Scott@Kamiak.com						
2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	()
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 20-15-21057-0002, 11360								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) <small>LOT B OF KITTITAS COUNTY SHORT PLAT NO. 95-56 AS FILED IN BOOK E OF SHORT PLATS ON PAGES 74 AND 75 AND RECORDED UNDER RECORDER'S CERTIFICATE NO. 199607120001. BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.</small>								
6. Property Address: 4240 Bullfrog Rd, Cle Elum, WA 98922								
7. Property's Existing Zoning: General Commercial (CG)								
8. Type Of Application: (Check All That Apply)								
<input checked="" type="checkbox"/> Critical Areas Review		<input type="checkbox"/> Environmental Checklist (SEPA Review)						
<input type="checkbox"/> Shorelines		<input type="checkbox"/> Other _____						

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

SEE ATTACHED SHEETS

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

11.15.24

Property Owner's Signature

Date

11.15.24

Applicant's Signature

Date

FILE/APPLICATION(S)#

DATE FEE PAID:

RECEIVED BY:

AMOUNT PAID:

RECEIPT NO:



Critical Areas Identification Form

CITY OF CLE ELUM, PLANNING DEPARTMENT

119 WEST FIRST STREET, CLE ELUM, WA 98922

PHONE: (509) 674-2262 EMAIL: planning@cleelum.gov

This form is intended to provide a sufficient level of information that, when combined with a site inspection, the Administrative Official can make an informed determination as to whether or not critical areas are present on the site, and whether or not the proposed activity will impact those critical areas. A “yes” response to any single question on the identification form does not necessarily indicate that further critical area review is required. **The Administrative Official will evaluate all the information provided on the form, in conjunction with the information provided with the initial permit application, to determine if further investigation is needed and whether completion of a critical area report is warranted.** In some instances, a preliminary report prepared by an environmental professional may be appropriate. If a buffer reduction is necessary for your project, a separate review will be required and a separate fee will be charged. Some of the questions listed here require locating the project area on reference maps. The City of Cle Elum has various maps on file, i.e. the FEMA Floodplain Map. Maps from other federal, state, and local agencies may also be used as indicators.

PART II - APPLICATION INFORMATION

A. Project Information

1. Name of project.

4240 Bullfrog Apts

2. Name and address of applicant.

Kamiak Real Estate (Contact: Scott Lien)
1700 Westlake Ave N, Suite 200, Seattle, WA 98109

3. Name and address of individual completing the identification form and their environmental/technical expertise/special qualifications.

PACLAND (Contact: Sean Mallon, Licensed Civil Engineer P.E.)
6814 Greenwood Ave N; Seattle, WA 98103

4. Date the identification form was prepared.

11/15/24

5. Location of the proposed activity (street address and legal description).

4240 Bullfrog Rd, Cle Elum, WA 98922

LOT B OF KITTITAS COUNTY SHORT PLAT NO. 95-56 AS FILED IN BOOK E OF SHORT PLATS ON PAGES 74 AND 75 AND RECORDED UNDER RECORDER'S CERTIFICATE NO. 199607120001. BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

6. Give a brief, complete description of the proposed activity, including extent of proposed activities, and impervious surface areas.

Project is located in (2) Critical Areas: Fish and Wildlife Habitat Conservation Area; and Critical Aquifer Recharge Area
Redevelopment project proposing to remove existing model homes used as administrative offices and to construct two three-story multi-family residential buildings, paved drive aisles, paved parking, solid waste storage areas, landscaping, and utility infrastructure to include dry wells.

7. Describe the limits of the project area in relation to the site (for example, “the project area will extend to within 50 feet of the north property line”), including the limits of proposed clearing and construction activity.

The proposed project area begins approximately 28' from the western property line and extends to the east property line. The western edge and southwest corner of the site are to remain relatively undisturbed with the intent of preserving the majority of the existing trees.

B. General Questions That May Be Applicable To All Areas
1. What is the U.S. Department of Agriculture soil classification of the soil found on site? 201 - Roslyn ashy sandy loam, 0 to 5 percent slopes.
2. What types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Per on the Geotechnical Report for the site prepared by PanGEO Inc, dated July 30, 2024: "The site is underlain by loose to dense granular alluvial deposits. The granular alluvial soils are considered competent for foundation support."
3. What types of vegetation are found on site? Cattail, buttercup, bulrush, skunk cabbage, water lily, eelgrass, milfoil? Vegetation found on site consists of fir and pine trees, blackberry bushes, and cheatgrass.
4. Describe any vegetation proposed to be planted as part of the project. Landscaping consistent with the requirements of CEMC 17.64 is proposed for all disturbed areas that will not be stabilized with roof or hard surfaces. Existing vegetation and trees will be maintained on the site to the maximum extent feasible.
5. Give a brief, complete description of existing site conditions, including current and past uses of the property as well as adjoining land uses. The existing temporary model home structures on site are currently used as administrative offices. In the past, the site was used as an RV park. The site is bordered to the west by Bullfrog Road, to the north and east by a private access road owned by the Cle Elum Roslyn School District, and to the south by the Cle Elum Roslyn School District bus facility as well as a separate undeveloped lot.
6. Will the project include installation of an on-site septic system? No
7. What is the proposed timing and schedule for all multi-phased projects? The proposed project is a single phase with construction anticipated to begin in the summer of 2025.
8. Do you have any plans for future additions, expansion, or related activity? If yes, explain. No
9. Have any critical areas or protection easements been recorded on the title of the property or adjacent properties? No
10. Will your project require review under the State Shoreline Management Act or the State Environmental Policy Act? Yes, a SEPA checklist has been submitted.
11. Is the site within the 100-year flood plain on flood insurance maps published by the Federal Emergency Management Agency (FEMA), or on other local flood data maps? Based on a review FEMA FIRM No. 53037C0678D, the site is located within Zone X.

12. Describe any surface water and watercourses, including intermittent streams, drainage channels, ditches, and springs, located on site or within one-half mile of the site. If appropriate, provide the names of the water bodies to which the streams flow.

Based on a review of the site topographic survey, USGS maps for the site, and available aerial imagery, it does not appear that there is any surface water body on the site or in the immediate vicinity of the site.

13. Indicate the topography of the site (shallow areas often retain water and may be wetlands, although wetlands may also occur on slopes).

The site is generally flat, ranging in elevation from approximately 2123.75 to 2130.00, and gently slopes from northwest to southeast. According to the attached Critical Area Report prepared by Raedeke Associates on 9/24/2024, no wetlands are present.

14. How will stormwater from the project be managed?

Project stormwater runoff will be collected and conveyed to an onsite infiltration BMP. Project soils onsite are documented to be suitable for water quality treatment during infiltration. Off-site drainage will discharge to landscaped areas, and/or street trees.

15. Is development proposed to be clustered to reduce disturbance of critical areas?

Per the attached Critical Area Report prepared by Raedeke Associates on 9/24/2024, no sensitive wildlife habitat was found on site. The development has still been located to preserve as many existing trees to the extent feasible.

16. Will this project require other government approvals for environmental impacts?

- Hydraulic Project Approval (HPA) (Washington Department of Fish and Wildlife)
- Water quality certification [(Washington State Department of Ecology (Ecology)).
- National Pollutant Discharge Elimination System (Ecology).
- Municipal or health district wastewater/septic approval (Ecology).
- Water Use Permit; Certificate of Water Right (Ecology).
- U.S. Army Corps Section 404 or Section 10 Permits.
- Forest Practices Permit (Washington State Department of Natural Resources (DNR)).
- Aquatic Lands Lease and/or Authorization (DNR).
- Shoreline development, conditional use, or variance permit (local jurisdiction).
- Other _____

C. Available Information

1. Has a critical area review, or other environmental review, been conducted for another project located on or adjacent to the site? List any environmental information known to have been prepared, or expected to be prepared, relating to this proposal or project area.

To our knowledge, no critical area review or environmental review has been conducted for another project located on or adjacent to the site. A SEPA checklist, Geotechnical Report, Infiltration Report, and Critical Area Report have been submitted to the city as part of a Site and Design Review application.

D. Wetlands

1. Is there any evidence of ponding on or in the vicinity of the site?

No

2. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?

There is the potential that waste material associated with construction activities could enter groundwater or surface water. However, temporary and permanent stormwater controls will be implemented per the current Ecology SWMMEW to prevent this occurrence to the maximum extent feasible.

<p>E. Critical Aquifer Recharge Areas</p> <p>1. What is the permeability (rate of infiltration) of the soils on the site? (Note: General information for this question and the following question can be found in the Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, 2000, Ecology Publication #97-30).</p> <p>Per the Infiltration Test Report by PanGEO Consultants, dated July 30, 2024, the long-term design infiltration rate of the site is 2.5 inches per hour.</p> <p>2. What is the annual average precipitation in the area?</p> <p>The Western Regional Climate Center's annual average precipitation for Cle Elum, WA is ±22.51 inches.</p> <p>3. Is there any evidence of groundwater contamination on or in the vicinity of the site?</p> <p>The Sportland Mini Mart (FSID 77133953, CSID 6651), located approximately 500 feet north of the site, has known groundwater contamination consisting of Non-halogenated solvents, benzene, and gasoline-range petroleum hydrocarbons confirmed above cleanup levels.</p> <p>4. Is there any groundwater information available from wells that have been dug in the vicinity? If so, describe, including depth of groundwater and groundwater quality.</p> <p>29 Well Logs, located either on-site or in the vicinity of the site, were available for review via the Department of Ecology Well Log Viewer. Based on these well logs, depth to groundwater in the vicinity of the site is approximately 14 to 120 feet below ground surface.</p> <p>5. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?</p> <p>There is the potential that waste material associated with construction activities could enter groundwater or surface water. However, temporary and permanent stormwater controls will be implemented per the current Ecology SWMMEW to prevent this occurrence to the maximum extent feasible.</p>
<p>F. Frequently Flooded Areas</p> <p>1. Is the site, or a portion of the site, at a lower elevation than surrounding properties?</p> <p>No. The site is generally flat, but slopes gently and consistently from northwest to southeast.</p>
<p>G. Geological Hazard</p> <p>1. Generally describe the site: Flat, rolling, hilly, steep slopes, mountainous, other.</p> <p>The site is generally flat, ranging in elevation from approximately 2123.75 to 2130.00, and gently slopes from northwest to southeast.</p> <p>2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material.</p> <p>The project will involve removal of the existing mobile buildings and of existing hard surfaces. Material will be exported to complete the build of the site. The project anticipates approximately 550 to 600 cubic yards of cut. Approximately 30% of the site will remain undisturbed.</p> <p>3. What is the steepest slope on the property? The steepest slope is approximately 10%.</p> <p>4. Is the area mapped by Ecology (Coastal Zone Atlas) or the Department of Natural Resource (slope stability mapping) as unstable (“U” or class 3), unstable old slides (“UOS” or class 4), or unstable recent slides (“URS” or class 5)?</p> <p>Based on the Geotechnical Report for the site, the area does not appear to be mapped under the criteria listed above for slope stability.</p> <p>5. Is the area designated as quaternary slumps, earthflows, mudflows, lahars, seismic hazard, or landslides on maps published by the U.S. Geological Survey or Dept. of Natural Resources?</p> <p>Based on a review of the Geotechnical Report for the site, it does not appear that the site is designated as any of the areas listed above.</p>

6. Is there any indication of past landslides, erosion, or unstable soils in the vicinity?
None that the project team is aware of.

7. Is erosion likely to occur as a result of clearing, construction, or use?
Depending on the weather conditions during construction, erosion could occur. The project will implement Best Management Practices (BMPs) and a Stormwater Pollution Prevention Plan (SWPPP) per the current SWMMEW to limit erosion potential to the greatest extents feasible.

8. Are soils proposed to be compacted?
Unsuitable soils will be excavated from the building footprint. If fill is required, sources will be documented, and compaction will be per standards established by the Geotechnical Engineer. Compaction shall not take place in the vicinity of any proposed LID or infiltration BMPs.

9. Are roads, walkways, and parking areas designed to be parallel to natural contours?
Due to the gentle grades onsite (0 to 10%), it is not required that paths of travel are oriented parallel to the natural elevation contours.

H. Habitat

1. List any birds, mammals, fish, or other animal species found in the vicinity of the site, including those found during seasonal periods.
Eagles, songbirds, deer, elk, and beaver are found in the region. Washington State is part of the Pacific Flyway. Birds that inhabit the area vary seasonally. The site does not provide any known significant habitat for migratory birds, and is not contiguous with a larger preserved habitat area.

2. Is the site or areas in the vicinity used for commercial or recreational fishing, including shellfish? No commercial or recreational fishing is known to occur on or immediately adjacent to the site.

3. Is the area designated an Area of Special Concern under on-site sewage regulations to protect shellfish or the general aquatic habitat?
No

4. Are any natural area preserves or natural resource areas located within 500 feet of the site?
No

5. Is the site part of a migration route?
Washington State is part of the Pacific Flyway. Birds that inhabit the area vary seasonally. The project site has been identified by WDFW as being within a Priority Habitat and Species area for elk migration. Please see the attached Critical Area Report prepared by Raedeke Associates on 9/24/24 indicating there is no recent evidence of sensitive wildlife habitats on site.

6. Are any priority habitat areas, as shown on maps published by the WA Dept. of Fish & Wildlife, within one-half mile of the site? If so, describe type of habitat and distance from project area.
The project site has been identified by WDFW as being within a Priority Habitat and Species area for elk migration. Please see the attached Critical Area Report prepared by Raedeke Associates on 9/24/24 indicating there is no recent evidence of elk on the site.

7. Are any of the following located on or adjacent to the site?

<input type="checkbox"/> Aspen stands	<input type="checkbox"/> Estuary and estuary like areas	<input type="checkbox"/> Juniper savannah
<input type="checkbox"/> Caves	<input type="checkbox"/> Marine/estuarine shorelines	<input type="checkbox"/> Prairies and steppe
<input type="checkbox"/> Cliffs	<input type="checkbox"/> Vegetative marine/estuarine areas	<input type="checkbox"/> Riparian areas
<input type="checkbox"/> Shrub-steppe	<input type="checkbox"/> Old-growth/mature forests	<input type="checkbox"/> Instream habitat areas
<input type="checkbox"/> Snags or logs	<input type="checkbox"/> Oregon white oak woodlands	<input type="checkbox"/> Rural natural open spaces
<input type="checkbox"/> Talus	<input type="checkbox"/> Freshwater wetlands and fresh deepwater	<input type="checkbox"/> Urban natural open spaces

8. Does the proposal involve any discharge of waste materials or the use of hazardous substances?

None anticipated. The project will meet all applicable health and safety standards. There is a low risk of spills of oil-based materials during construction from heavy equipment. This construction project will include an established Accidental Spill Prevention Plan and BMPs for control of pollutants onsite.

9. What levels of noise will be produced from the proposed activity or construction?

The project will generate short-term noise associated with construction activities. Construction hours will conform to any City Noise Ordinance requirements. Long term noise levels will be generated from residents' vehicles and possibly building mechanical equipment.

10. Will light or glare result from the proposed activity or construction?

Lighting will be designed to comply with City of Cle Elum Municipal Code and a photometric will be prepared to identify potential issues. Lighting will be shielded LED. Occasional glare may occur from the glazing on the project at certain times of the year.

III. REQUIRED ATTACHMENTS

1. Are there any existing environmental documents for the subject property?

A SEPA checklist, Geotechnical Report, Infiltration Report, and Critical Area Report have been prepared for this project.

2. Provide a detailed site plan which includes all the required items on the Site Plan Checklist, along with the extent and nature of on-site and off-site Critical Areas and the relationship of the project to those Critical Areas.