



CONDITIONAL USE PERMIT APPLICATION NARRATIVE

TO: Planning Department, City of Cle Elum
FROM: Scott Lien, Principal, Kamiak Real Estate, LLC
DATE: November 5, 2024
PROJECT: 4240 Bullfrog Apartments

Description:

The application is to request conditional use of a 48-unit multifamily residential project on a site currently zoned for General Commercial (CG). The units are divided into 2 three-story buildings with approximately 72 surface parking stalls. The site, located at 4240 Bullfrog Rd, 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. The zones that immediately abut the site are Public Use and Planned Mixed Use with another General Commercial zone to the north. Site access will be located at an existing access point to the north as well as a new access point to the east. The residential uses do not require deliveries. Construction is anticipated to begin in the summer of 2025 and last approximately one year.

CEMC 17.32 General Commercial Design Criteria:

17.32.040 Dimensional Standards. The proposed project will be 3 stories and within the 35' height limit measured to the mid-point of the tallest gable. The site is not adjacent to any "R" or "RM" zones; therefore, yards are not required. The site area is approximately 75,123 SF, exceeding the minimum lot size of 5,000 SF.

17.32.060 Landscaping. A minimum of ten percent of the site shall consist of landscaping consistent with the requirements of CEMC 17.64. A detailed landscape plan prepared by a licensed professional will be submitted at a later date, however, the required space for surface parking landscaping and a 5' buffer at the perimeter of the site has been accommodated in the attached site plan. The significant trees will be preserved to the extent feasible and replacement trees will be provided as defined in CEMC 17.64.100.

17.32.080 Lighting. A more detailed site lighting plan will be provided in the future landscape drawings while exterior lighting attached to the building is shown on the site plan. All lighting will be specified to reduce light and glare.



17.32.090 Design Guidelines. The design has taken into consideration both the needs of the residential use as well as maintaining the character of the surrounding area. The structures and parking area have been located to preserve the existing trees along the Bullfrog Rd frontage to the extent feasible. The project team recognizes the 360-degree visibility of the buildings so the same care and attention to detail will be applied to the back and side facades as those along the front entries.

CEMC 14.30.170 Conditional Use Permit Approval Criteria:

The project team has designed the development to align with the surrounding area and general commercial design goals while accommodating the specific needs of residential use. The proposed multifamily residences within this commercial zone will not compromise public health, safety, or welfare. The project generally conforms to the goals set in the Cle Elum Comprehensive Plan, specifically supporting the following:

Housing Goal #1: The City of Cle Elum includes a diverse mix of housing types that meets the needs and are affordable to all segments of its population, especially low- and moderate-income households. The range of housing types also reflect market conditions, the City's rural setting, and small-town character.

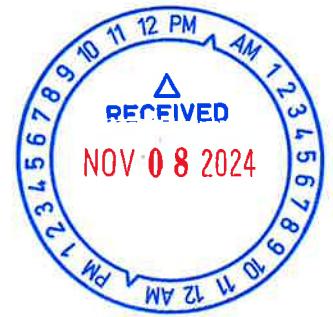
Response: The scale of this 3-story market rate housing type is appropriate for the current market conditions, the City's rural setting, and small-town character. It provides more density than single family homes, a more sustainable use of square footage, while still maintaining a similar character. The housing type and location would provide more options for those employed nearby.

Housing Goal #2: A practical palette of options and incentives encourage sustainable and attractive affordable housing in new developments and historic property rehabilitations.

Response: The project will satisfy a need for new market rate housing in the area. It aims to keep construction costs practical to ensure rents remain accessible for the area while still providing quality design.

Housing Goal #4: The City of Cle Elum has adequate land capacity for forecasted population and residential growth targets at urban densities in its City limits and UGA in order to promote stable housing prices, foster affordability and broaden housing choices.

Response: A new market-rate housing project in Cle Elum will contribute to this goal by increasing the supply of housing within city limits and the Urban Growth Area (UGA). By utilizing available land at higher density, the project helps meet forecasted growth targets and supports the city's capacity to accommodate an expanding population. This added supply can stabilize housing prices over time, promote a range of housing options, and make it easier for residents to find homes that meet their needs at various price points, ultimately fostering greater accessibility and affordability within the housing market.



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

Response: The proposed residential design preserves the area's character and appearance by arranging structures and parking to retain as many existing trees as possible and by using the same care and detail on all facades. The operation of existing and future development in the vicinity will be compatible with multifamily residential use.

2. The hours and manner of operation of the proposed use are not inconsistent with adjacent or nearby uses

Response: The adjacent uses are currently a learning center to the east, a school bus facility to the south, and a Kittitas County fire station to the west. The north property is vacant and zoned for commercial use. The operation of the proposed multifamily residential development will not have any negative impacts to any of these uses.

3. The proposed use is compatible with the physical characteristics of the subject property and neighboring properties

Response: The subject property is currently vacant of any permanent structures but contains a tree lined edge along Bullfrog Rd. The adjacent learning center is a single-story wood-clad building with a gable roof. The bus facility is a double height vehicular storage structure clad in metal with a shed roof. The proposed multifamily residential structures will be three stories with gabled roofs and clad in similar or complementary materials. The development will also retain as many existing trees to the extent feasible to preserve the existing character.

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

Response: All exterior light fixtures will be oriented and shielded to prevent light and glare on adjacent properties. The conceptual exterior building lighting is located on the site plan and the landscape lighting will be shown in detail with a future submission of a landscape plan.

5. The proposed use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood

Response: A traffic study has been prepared that confirms the traffic will not be detrimental to 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

Response: The project team has coordinated with the Cle Elum Fire Department, Waste Management, and the local USPS branch to ensure the design supports efficient public service access.

7. The proposed use is not detrimental to the public health, safety, or welfare

Response: The proposed multifamily residential use is not detrimental to the public health, safety, or welfare. As noted above, the project team has coordinated with multiple public service providers ahead of this application submission.

8. The proposed use is consistent with the goals and policies of the comprehensive plan

Response: The project generally conforms to the goals set in the Cle Elum Comprehensive Plan, specifically supporting Housing Goals #1, #2, & #4. Please refer to the previous section for an explanation on how the development helps to achieve these.

9. The subject site can accommodate the proposed use considering the size, shape, topography and drainage

Response: The parcel size, shape, and topography can support the proposed multifamily residential structures. Please refer to Civil Drawings which explain how drainage will be accommodated.

Sincerely,



Scott Lien, Principal
Kamiak Real Estate LLC