

119 West First Street  
 Cle Elum, WA 98922  
 Telephone · (509) 674-2262  
 Fax · (509) 674-4097  
 www.cityofcleelum.com



## SITE AND DESIGN REVIEW APPLICATION

Site and design review is required for all proposed development activities unless determined to be exempt by the city, [Per CEMC 14.30.140\(A\)](#). For exemptions, see [14.30.140\(A\)\(5\)\(a-f\)](#).

*The purpose of a site and design review is to determine whether new development activities will or will not have an adverse effect on the public health, safety, and welfare of residents of Cle Elum, and that new development activities are compatible with existing patterns of development and the provisions of the Cle Elum comprehensive plan, per [CEMC 14.30.140](#).*

OFFICAL USE ONLY	
<b>Permit #:</b>	SDR-2024-005
<b>Staff Person:</b>	V. Amick
<b>Fee Total:</b>	\$350.00
<b>Related Permits:</b>	CUP-2024-003 SEP-2024-005

Applicant	
Name: Scott Lien	
Mailing Address: 1700 Westlake Ave N, Suite 200, Seattle, WA 98109	
Phone Number: (206) 446-6114	Email: Scott@Kamiak.com
Property Owner	
Same as Applicant <input checked="" type="checkbox"/>	
Name:	
Address:	
Phone Number:	Email:
Project Information	
Project Name: 4240 Bullfrog Apts	
Project Location Address: 4240 Bullfrog Rd, Cle Elum, WA 98922	
Assessor's Parcel No. 20-15-21057-0002, 11360	Zoning: CG (General Commercial)
Narrative	
Description of proposed action: The application is for a 3-story, 48 unit multifamily project divided into 2 buildings with surface parking. The existing temporary model home structures currently used as administrative offices are to be removed. 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. The project will be applying for a Conditional Use Permit as it seeks to develop a residential use on a site zoned General Commercial.	

**General Site Plan Checklist [CEMC 14.30.140\(B\)\(1\)](#)**

All general site plans shall be drawn to scale, shall be submitted in a format prescribed by the city by a qualified professional, and should include, but is not limited to the following:

- The location and dimension of the lot(s).
- Existing topography and natural features.
- The nature, location, dimensions of critical areas, shorelines, and their associated buffers, if any, on or adjacent to the site.
- The footprint of existing and proposed structures, proposed building heights, proposed building setbacks, and the proposed uses.
- The location of existing and proposed utilities including but not limited to water, hydrants, irrigation, sanitary sewer, electrical, light poles, and cable.
- Existing and proposed easements.
- The location of existing and proposed roads, driveways, parking facilities, loading areas, curbs, sidewalks, pedestrian facilities, bike lanes and facilities, and signage.
- Existing and proposed walls, fences, and landscaping.
- Existing and proposed open space, parks, plazas, public spaces, and public art.
- Proposed grading and drainage facilities.
- Other items as may be required by the city in writing.

**Supplemental Materials**

Additional information that may be required could include technical reports prepared by a qualified professional. This may include, but is not limited to:

- Critical area reports;
- Landscaping, screening and buffering plans that meet the standards of [CEMC 17.64.](#);
- Geotechnical reports;
- Preliminary storm water reports;
- Traffic impact analysis; and/or
- Parking studies.

**Decision Criteria can be found in [CEMC 14.30.150](#)**

**Authorization**

*The undersigned hereby certifies 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. False statements, errors, and/or omissions may be sufficient for denial of the request. 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. The applicant further agrees to pay all fees specified in the City's fee schedule for the permit and expenses associated with the review of the application, including City's consultant costs. The applicant gives consent to the City to enter the property(s) listed above for the purpose of inspecting and verifying information presented in this application.*

Applicant Signature: 

Date: 11.1.24

The application will not be processed and deemed complete unless all required criteria is attached to application on the day of submission. The Planner may choose to waive some of the required criteria. If any of the required criteria is provided in another permit, please cite that permit.





City of Cle Elum  
 119 West First Street  
 Cle Elum, WA. 98922  
 509-674-2262

Kamiak Real Estate LLC  
 1700 Westlake Ave. N. #200  
 Seattle, WA 98109

Account Information			
Cust #:	2899		
Date:	11/05/2024	Due:	12/05/2024
Invoice #:	7977	Terms:	Net 30
For:	Planning And Development		

Item	Taxed	Quantity	Amount	Total
Conditional Use Permit, CUP-2024-003	N	1.0000	1,375.00	1,375.00
SEPA Checklist, SEP-2024-005	N	1.0000	975.00	975.00
Site and Design Review, SDR-2024-005	N	1.0000	350.00	350.00

Invoice for Conditional Use Permit Application CUP-2024-003, SEPA Checklist Application SEP-2024-005 & Site and Design Review Application SDR-2024-005.  
 Additional review fees and staff time will be invoiced at a later date.

Non Taxed:	2,700.00
Taxed:	0.00
Tax @ 6.00%:	0.00
Payments:	0.00
<b>Total:</b>	<b>2,700.00</b>

**THANK YOU!**



City of Cle Elum  
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**XBP Confirmation Number: 214567852**

▶ Transaction detail for payment to City of Cle Elum.		Date: 11/08/2024 - 1:20:49 PM MT	
<b>Transaction Number: 229943560</b> <b>Visa — XXXX-XXXX-XXXX-3448</b> <b>Status: Successful</b>			
Account #	Item	Quantity	Item Amount
	Planning and Development Fees	1	\$2700.00
Notes: Receipt for Conditional Use, SEPA Checklist and Site and Design Review Application Fees. Permit # CUP-2024-003, SEP-2024-005 & SDR-2024-005. NOTE: ADDITIONAL REVIEW AND STAFF TIME FEES WILL BE INVOICED AT A LATER DATE.			

**TOTAL: \$2700.00**

**Billing Information**

Scott Lien  
1700 Westlake Ave. N Suite 200  
Seattle, WA 98109

**Transaction taken by: Admin Virgil**

Receipt: 17476                      11/08/2024  
Acct #: 2899                        COPY  
City Of Cle Elum  
119 W First Street  
Cle Elum, WA 98922  
5096742262

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Kamiak Real Estate LLC  
1700 Westlake Ave. N. #200  
Seattle, WA 98109

Invoice Payment  
Memo: Paid by Scott Lien  
Inv#: 7977 Amt Paid: 2,700.00  
Invoice for Conditional Use Permit  
Application CUP-2024-003, SEPA  
Checklist Application SEP-2024-005 &  
Site and Design Review Application  
SDR-2024-005. Additional review fees  
and staff time will be invoiced at a later  
date.

Non Taxed Amt:	<u>2,700.00</u>
Total:	2,700.00
CC: Xpress	<u>2,700.00</u>
Ttl Tendered:	2,700.00
Change:	0.00

Issued By: Virgil Amick1  
11/08/2024 12:22:55