



**Virgil Amick**

**From:** Connor Armi <connor.armi.hsy@colvilletribes.com>  
**Sent:** Tuesday, December 10, 2024 10:13 AM  
**To:** Virgil Amick  
**Cc:** Guy Moura; Whitlam, Rob (DAHP); sepa@dahp.wa.gov  
**Subject:** Re: Notice Of Application And Environmental Review - 4240 Bullfrog Apartments

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

Hello Virgil,

This consultation is in response to 4240 Bullfrog Apartments. This project involves intense ground disturbing activities which will completely destroy yet unknown cultural resources.

We request a Cultural Resource Survey of the proposed development and to have an IDP during project implementation.

Sincerely,  
Connor Armi | Archaeologist Senior MA, RPA  
History/Archaeology Program  
Confederated Tribes of the Colville Reservation  
PO Box 150 | Nespelem, WA 99155  
d: 509-634-2690 | c: 509-631-1131  
[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)

On Thu, Dec 5, 2024 at 8:55 AM Virgil Amick <[vamick@cleelum.gov](mailto:vamick@cleelum.gov)> wrote:

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:** Proposal for the development of a three-story, 48-unit multifamily residential complex, featuring a mix of two- and three-bedroom units distributed across two buildings. The project includes approximately 72 onsite parking spaces to accommodate residents and guests and is located in the General Commercial zoning district.

**NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Cle Elum, Planning Division, has been established as the lead agency, under WAC 197-11-928 for this project. The City of Cle Elum has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC 197-11-355. The optional DNS process is being used and this may be your only

opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to CEMC 14.30.230.

**Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Stormwater Permit, Critical Areas Permit

**Required Studies:** N/A

**Existing Environmental Documents:** SEPA Checklist, Critical Areas Study (September 2024), Geotechnical Report (July 2024), Transportation Impact Analysis (July 2024), Infiltration Test Report (July 2024).

**Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Cle Elum Urban Area Zoning Ordinance, and the Cle Elum Urban Area Comprehensive Plan.

**REQUEST FOR WRITTEN COMMENTS:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 30-day comment period for this review. All written comments received by 4:30 p.m. on **January 6, 2025** will be considered prior to issuing the final SEPA determination. This proposal requires a Public Hearing which will be scheduled at a later date. Please reference file numbers (CUP-2024-003, SEP-2024-005, CA-2024-002, SDR-2024-005) and applicant's project name (4240 Bullfrog Apartments) in any correspondence you submit. You can mail or submit your comments to:

**City of Cle Elum, Attention: Planning Department/4240 Bullfrog Apartments**

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

**NOTICE OF DECISION** A copy of the SEPA threshold determination and Notice of Public Hearing will be mailed to parties of record and entities who were provided this notice once it is rendered.

The file containing the complete application is available for public review at the City of Cle Elum, 119 W First Street, Cle Elum, WA 98922 and online <https://cleelum.gov/city-services/administrative-services/public-notices/>. If you have any questions on this proposal, please contact Colleda Monick, Planning Consultant at (509) 674-2262, or email to: [planning@cleelum.gov](mailto:planning@cleelum.gov)

