

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



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NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

DATE: December 5, 2024
TO: Agencies with Jurisdiction, Applicant, and Adjoining Property Owners
FROM: City of Cle Elum, Planning Department
APPLICANT: Scott Lien
FILE NUMBER: CUP-2024-003, SEP-2024-005, CA-2024-002, SDR-2024-005
LOCATION: 4240 Bullfrog Road, Cle Elum, WA 98922
TAX PARCEL NUMBER: 11360
DATE OF APPLICATION: November 8, 2024
DATE OF COMPLETENESS: November 22, 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: 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