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Subject: Notice Of Application And Environmental Review - 4240 Bullfrog Apartments
Date: Thursday, December 5, 2024 8:54:00 AM
Attachments: [image002.png](#)

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

Virgil Amick



Permit/Office Technician
City of Cle Elum
P: 509-674-2262 Ext.110
E: Vamick@cleelum.gov



**NEWSPAPER NOTICE OF APPLICATION
AND ENVIRONMENTAL REVIEW
CITY OF CLE ELUM**

Project Name: 4240 Bullfrog Apartments

File No.: CUP-2024-003, SEP-2024-005, CA-2024-002,
SDR-2024-005

Applicant: Scott Lien

Location: 4240 Bullfrog Road, Cle Elum, WA 98922

Tax Parcel Number: 11360

Date of Application: November 8, 2024

Date of Complete Application: November 22, 2024

Date of Notice: December 5, 2024

Comment Deadline: January 6, 2025 (30 days)

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: Building Permit, Stormwater Permit,
Critical Areas Permit

Environmental Documents: SEPA Checklist, Critical Areas Study (September 2024), Geotechnical Report (July 2024), Transportation Impact Analysis (July 2024), Infiltration Test Report (July 2024). Additional studies that may be required will be identified during the review of the applications.

Public Comment and Review: Written comments must be submitted by January 6, 2025, to the City of Cle Elum, 119 W First St, Cle Elum, WA 98922. The full application file is available for review at City Hall and online <https://cleelum.gov/city-services/administrative-services/public-notices/>

Contact Information: For questions, contact Colleda Monick at (509) 674-2262 or email planning@cleelum.gov.

(CITY OF CLE ELUM TRIBUNE, Dec. 5, 2024.)

Suncadia Community Council
Cle Elum Roslyn School District
Suncadia Resort LLC
Kittitas County Fire District #7
SUN 47 North LLC
Inland Telephone Co.
MLC Squared LLC
Maynette Nuzum
Jeffrey Anderson
Garrett Reed Thompson
Nick Reed
Brian & Karen Knerr
Kauzlarich Family Trust
Sportland Project LLC
Julie Yasny
3rd & 3 LLC
Jeffery Stubbs

P.O. Box 944
4244 Bullfrog Rd.
11777 San Vicente Blvd. Suite 900
31 Firehouse Rd.
27777 Franklin Rd. Suite 200
P.O. Box 171
561 Palouse Rd.
3020 SR-903
4402 Bullfrog Rd.
80 Carek Rd.
P.O. Box 433
12118 NE 190th Pl.
P.O. Box 431
309 S Main St.
13408 NE 190th Pl.
P.O. Box 895
P.O. Box 895

Roslyn, WA. 98941
Cle Elum, WA. 98922
Los Angeles, CA. 90049
Cle Elum, WA. 98922
Southfield, MI. 48034
Roslyn, WA. 98941
Cle Elum, WA. 98922
Cle Elum, WA. 98922
Cle Elum, WA. 98922
Cle Elum, WA. 98922
Cle Elum, WA. 98922
Kirkland, WA. 98034
Roslyn, WA. 98941
Ellensburg, WA. 98926
Woodinville, WA. 98072
Roslyn, WA. 98941
Roslyn, WA. 98941

On December 5, 2024 I mailed the 4240 Bullfrog
Apartments Notice Of Application And
Environmental Review to the above property owners
within 300'. Virgil Amick

KFCD #3 (Easton)	P.O. Box 52 Easton, WA.98925
KFCD #6 (Lake Cle Elum)	P.O. Box 328 Ronald, WA. 98940
Cle Elum Fire	301 Penn Ave. Cle Elum, WA. 98922
Roslyn Fire	P.O. Box 451 Roslyn, WA. 98941
KCFD #1	P.O. Box 34 Thorp, WA. 98946
KCFD #4 (Vantage)	P.O. Box 29 Vantage, WA. 98950
Fire District #7	31 Firehouse Rd. Cle Elum, WA. 98922
South Cle Elum Fire	P.O. Box 762 S. Cle Elum, WA. 98943
Kittitas Valley Fire & Rescue	2020 Vantage Highway, Ellensburg WA. 98926
KCFD #51 (Snoq Pass)	P.O. Box 99, Snoqualmie Pass WA. 98068
Kittitas Fire	P.O. Box 719 Kittitas Wa. 98934
DNR (Southeast Region)	713 Bowers Rd. Ellensburg, WA. 98926

On December 5, 2024, I mailed 4240
Bullfrog Apartments Notice of Application
and Environmental Review to the mailing
list above. Virgil Amick