



January 24, 2025

City of Cle Elum
Colleda Monick, Planning Consultant
119 West Fir St
Cle Elum, WA 98922

Sent via email: colleda.monick@cieelum.gov

RE: Applicant Response to Public Comments 4240 Bullfrog Rd, CUP-2024-003

Dear Ms. Monick:

Kamiak Real Estate LLC ("Developer" or "Applicant") is submitting this letter in response to the transmittal of combined comments for the Public Comments 4240 Bullfrog Rd, CUP-2024-003. Below you will find responses to each of the comments received. Please let us know if you have any questions.

Confederated Tribes of Colville Reservation - Preservation of Cultural Resources and Inadvertent Discovery Plan

- Comment requests a Cultural Resource Survey and an IDP during project implementation.
 - Applicant Response: The project site has been disturbed in the past, and there is no known history of cultural resource discovery. However, the applicant is happy to voluntarily comply with the request to perform a Culture Resource Survey. Kamiak is cognizant and sensitive to cultural resources and historic properties.

Department of Fish and Wildlife - Habitat Protection and Wildlife Impact Mitigation

- WDFW requests minimizing impervious surfaces.
 - Applicant Response: Other than the building footprint, necessary drive lanes/parking and walkways, the remainder of the site will be pervious and there is no intention to develop more impervious area beyond what's required to meet our program needs.
- WDFW requests maintaining existing native vegetation and trees where possible and using native plants for landscaping.
 - Applicant Response: The plan will include native vegetation and preserving as much existing vegetation as possible to maintain the integrity of the surrounding Biodiversity Area and Corridor.
- WDFW requests minimizing outdoor lighting to reduce light pollution.
 - Applicant Response: Exterior lighting will be designed to meet code compliance, ensuring only necessary lighting is installed. This approach minimizes unnecessary light sources while



adhering to functional requirements. Additionally, the applicant will voluntarily consider WDFW's concerns regarding lighting impacts by incorporating measures to limit light pollution, such as using shielded fixtures, directing lighting downward, and minimizing upward light spill.

- WDFW recommends using bear-proof trash receptacles to minimize conflicts between wildlife and humans
 - Applicant Response: Dumpsters will be located within an enclosure to deter animals.

Washington State Department of Transportation - Cumulative Traffic Impacts and Proportionate Share Contribution

Applicant Response: **Please see letter from transportation consultant TSI under separate cover.**

Cle Elum Roslyn School District ("CERSD" or "District")- Impact on Local Schools and Mitigation Strategies

- The CERSD letter notes that the Bus Facility uses the Access Drive for ingress and egress of the District's transportation system (currently 13 school buses as well as employee transportation).
 - Applicant Response: We believe this is an incorrect statement. The Access Drive referenced in the CERSD letter is not used for ingress or egress to the bus facility. The facility has its own dedicated access point separate from this drive.
- The CERSD requests a separate primary Access Drive for the Proposal, using the Access Drive only for limited secondary access needs.
 - Applicant Response: The easement governing the access drive was intended to provide access to our property, and it is reasonable that this use continue as originally planned.
- CERSD requests unimpeded District ingress/egress over the Access Drive during construction and post-construction.
 - Applicant Response: We agree unimpeded District access over the Access Drive will be available during and after construction. The applicant will implement a Construction Traffic Management Plan to maintain clear access for District operations and will collaborate with the District on post-construction rules and a management / communication plan prior to construction.
- CERSD requests Developer to install a fence or similar partition on the Proposal's property line adjacent to the SLC greenhouse and storage unit to address potential noise impacts and to ensure safety of SLC students and community using the greenhouse.
 - Applicant Response: Applicant will voluntarily incorporate a fence into our design located south of our east access point and along the south property line, assuming consistency with the Cle Elum Municipal Code.
- CERSD requests Developer to add conditions to ensure residents and visitors from the Proposal do not park on the District Property, including roadways, parking areas, and Bus Garage areas, especially before and during snow events.
 - Applicant Response: Applicant will voluntarily implement parking management strategies to prevent residents from parking on District Property, including roadways, parking areas, and the Bus Garage. This will be addressed with ongoing resident communication.



- CERSD requests Developer to provide notice at move-in to all residents that District operations on the adjacent property include early morning and late evening transportation operations and activities, and that these operations are not a basis for complaint.
 - Applicant Response: Applicant will voluntarily include a notice in the move-in documents informing residents of the District's operational hours and activities, and that these activities are not a basis for complaint.
- CERSD requests Developer to require management to meet quarterly with District administration to address any property use coordination matters.
 - Applicant Response: Applicant or applicant's representative or property manager will coordinate quarterly with District administration to address any ongoing property use and traffic management considerations. A management and communication plan will also be established with the District prior to construction.
- CERSD asks City to consider remaining buildable area and plans for future development of school capacity and shared facilities and planned ingress/egress routes.
 - Applicant Response: The site plan and access points are well-integrated with the potential future development of the District property, particularly the site planning and building orientations.
- CERSD notes they have secured easement rights to use the Access Drive for ingress and egress needs related to the District Property. Kittitak County Recording No. 200309100043.
 - Applicant Response: Applicant and applicant's legal team have carefully reviewed the access drive easement and confirms that it was created for the benefit of all three lots associated with the plat.
- CERSD notes the SEPA Checklist in its response to Question 7(b)(1) fails to recognize existing noise sources on the adjacent District Property (particularly as related to early morning and late evening Bus Facility operations) and assumes that no mitigation is required as a part of the Proposal. This is particularly concerning given the location of the planned residential buildings directly adjacent to the Access Drive and District operations on the District Proper.
 - Applicant Response: The residential buildings are oriented to the southwest, directing site activity and primary facades away from the District's buildings. Furthermore, multifamily uses are often located adjacent to or near more intensive uses, and we consider our land use compatible with the District's parking and maintenance facility. As noted above, the applicant is willing to voluntarily include information about the District's use of the property in residential tenant materials.
- CERSD notes that while the response in Section B.14 recognizes the Access Drive, there are no measures identified in this section to address potential future conflicts with existing traffic over the Access Drive. There is also no recognition in the Checklist or the TIA of unique challenges with the many student drivers who utilize the Access Drive and Bullfrog Road.
 - Applicant Response: Applicant believes the projected average daily trips will not result in substantial conflicts with existing uses. However, we are committed to coordinating with the District and maintaining open communication to proactively address any potential concerns.



- CERSD notes: of critical importance to the District is coordination of the Proposal with the existing land uses. The location of the Proposal and its planned primary use of the Access Drive for an estimated 313 weekday trips has the potential to greatly impact transportation access to and functioning of District operations, including operation and student safety at SLC, the Bus Facility, District operations generally, and overall functioning of Bullfrog Road. In addition, the existing uses on the District property must be accommodated and continue uninterrupted both during and after construction of the Proposal.
 - Applicant Response: The site is zoned for commercial use, allowing for a wide range of uses, many of which would generate substantially more trips than the proposed development. That said, the applicant remains mindful of potential access impacts, as identified in the SEPA analysis, particularly during peak AM/PM hours when the Access Drive is heavily utilized. Impacts to Bus Facility are expected to be minimal or non-existent as it pertains to access or traffic conflicts.

PUBLIC COMMENT (NON-AGENCY):

Phil Hess – Future Traffic Projections and Comprehensive Growth Planning

Please see letter from TSI under separate cover.

Applicant Response: The applicant appreciates the feedback regarding the TIA and understands the importance of ensuring the community has a clear understanding of future traffic impacts. The TIA conducted for this project looks ahead 12 years, through 2037, which is well beyond the typical year-of-opening analysis. This extended projection period provides an evaluation of the potential traffic impacts associated with this development. While projections beyond the year of opening primarily reflect the impacts of future developments in the area, this analysis ensures that our project's contributions are clearly understood and addressed within the broader context of anticipated growth.

Kathy Wyborski – Parking Allocation and Environmental Impact

Applicant Response: The applicant's intention is to provide parking that supports the project without exceeding what is necessary. In this case, we are meeting the City of Cle Elum's minimum parking requirements, which we believe align with market demand.

Thank you for your review and consideration of our responses.

Kind Regards,

Scott Lien
Principal, Kamiak Real Estate, LLC