

City of Cle Elum

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CITY OF CLE ELUM
STAFF MEMORANDUM REGARDING REVISIONS AND AMENDED EXHIBITS
For the Findings of Fact, Conclusions, & Recommendation

For a Request for a Conditional Use Permit

File Numbers: CUP-2024-003, SEP-2024-005, CA-2024-002, SDR-2024-005

DATE OF STAFF REPORT: February 19, 2025

DATE OF MEMORANDUM: March 4, 2025

HEARING DATE: March 5, 2025

On February 19, 2025, the City of Cle Elum ("City") published its Staff Report and attachments for the above-referenced project, for the scheduled hearing to be held on March 5, 2025. Following publication, City staff identified several typographical errors and ambiguities in the text of the Staff Report. To correct these errors and to improve clarity, City staff is providing the following clarifications.

In addition to this correction and clarification, City staff has made certain edits that it views as non-substantive. These edits have been discussed with the applicant. To minimize confusion, City staff is providing the following explanation for these edits:

- In the Staff Report, under section C, Development Review, number 7, b, it states that the proposed building roof "exceeds 30 feet". The applicant has confirmed that they are not building over 30 feet as defined by the International Fire Code and therefore will not need an aerial fire apparatus.
- In the Staff Report, under Public Comments, Staff has incorrect Washington Department of Fish and Wildlife (WDFW) comment information. It should read as follows: On January 6, 2025, WDFW submitted the following recommendations:
 - Minimize the need for impervious surfaces to the greatest extent possible while maintaining existing native vegetation and trees as much as possible. Please use native plants for landscaping where possible.
 - Minimize the outdoor lighting, particularly along the outskirts of the project where wildlife is more likely to be present. Ensure all lighting is directed downward to minimize light pollution. Please ensure all trash receptacles are bear proof to help minimize conflicts between wildlife and humans.

The MDNS included the following mitigation measure meant to address WDFW's comments, "The applicant shall work with the Washington State Department of Fish and Wildlife to identify

appropriate mitigations to suffice WDFW concerns. The mitigation plan must be executed in full compliance with the measures and timeline outlined in an approved plan.”

- In the Staff Report, under Public Comments, staff would like to supplement the report with public comments received by the Washington State Department of Transportation on January 6, 2025, which was included in the record as Exhibit C- 23.
 - The subject property is in the vicinity of State Route 903 (SR 903), Interstate 90 (I-90), and the 1-90 Bullfrog Road (Exit 80) interchange. We are not opposed to the proposed project; however, we are concerned with the cumulative impact development in upper Kittitas County is having on the state highway system. We recommend the city assess a proportionate share contribution from the developer to offset their traffic impacts to the I-90 Exit 80 interchange and SR 903/Bullfrog Road intersection.
 - WSDOT has weigh station project programmed for eastbound 1-90 at Exit 80. The project will re-configure the eastbound ramp terminals and has a scheduled ad date of Fall 2025.

Staff Response: The City has assessed proportional share to city projects but does not have a mechanism to assess WSDOT projects.

The attachments to this memorandum are redlines of the Staff Report and the revised attachments, showing the edits made to the original version of the Staff Report that was published on February 19, 2025.

Because City staff views all edits as non-substantive, the original version of the Staff Report published on February 19, 2025 should be replaced and superseded by the revised version issued on March 4, 2025. Accordingly, City Exhibit C-01 has been updated to reflect the Staff Report as revised on March 4, 2025, and the attachments have been similarly updated. These updates are shown in the updated City Exhibit List. No further revisions will be made to the City Exhibit List or Exhibits prior to the hearing.