

City of Cle Elum
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**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
CITY OF CLE ELUM, WASHINGTON
APRIL 29, 2025**

PROJECT DESCRIPTION: Proposal to construct a Community Recreation Center in the City of Cle Elum in the Planned Mixed Use zoning district. The facility will include several amenities including but not limited to a gymnasium, a natatorium, locker rooms with showers/restrooms, studio rooms, lounge areas, a child watch area, a health clinic, a fitness center, an indoor track, and a rooftop outdoor fitness center. There will also be outdoor facilities that will be designated as public open space, which includes a splash pad and green space. The proposal also includes 226 parking spaces with 66 additional stalls for future expansion.

LOCATION: Bullfrog Road, Cle Elum, WA
PARCEL NUMBERS: 11850
PROPONENT: ALSC Architects on behalf of Upper Kittitas County Recreation Center
PROPERTY OWNERS: City of Cle Elum
LEAD AGENCY: City of Cle Elum

FILE NUMBER: SEP#2024-001

THRESHOLD DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.12C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the lead agency and a public comment period which ended on May 1, 2024. This information is available to the public on request and can be found on the city website: <https://cleelum.gov/city-services/administrative-services/public-notices/>.

I. FINDINGS AND REQUIRED MITIGATION MEASURES

This Mitigated Determination of Nonsignificance (MDNS) is hereby conditioned upon following mitigated measures, as authorized under WAC 197-11-660 and Cle Elum Municipal Code CEMC 14.40, and the Cle Elum Urban Area Comprehensive Plan, which contains goals, policies, and

regulations which provide substantive authority to require mitigation under the State Environmental Policy Act (SEPA).

A. Traffic

1. The proposed project shall provide proportional share contributions at the W 2nd Street (SR 903)/Miller Road, W 2nd Street (SR 903)/N Pine Street, W 2nd Street (SR 903)/N Stafford Avenue, and W 2nd Street (SR 903)/N Oakes Avenue intersection, where future intersection controls are warranted to meet adopted level of service standards regardless of the project. Proportional share contributions of the project of 5.1 percent, 5.78 percent, 5.87 percent and 6.92 percent at these intersections, respectively, in evaluations of total entering vehicles (TEV). Calculations of the proportional share requested by the City of Cle Elum include:
 - *W 2nd Street (SR 903)/Miller Road – TEV Baseline 1,724 – 93 new Project Trips. Proportional Share $(1,724 + 93 = 1,817)$. $93/1,817 = 5.11\%$. The 2023-Predesign Estimated Cost is \$130,000. $5.11\% * \$130,000 = \$6,643.00$.*
 - *W 2nd Street (SR 903)/N Pine Street - TEV Baseline 1,516 - 93 new Project trips. Proportional Share $(1,516 + 93 = 1,609)$. $93/1,609 = 5.78\%$. The 2023-Predesign Estimated Cost is \$760,000. $5.78\% * \$760,000 = \$43,928.00$.*
 - *W 2nd Street (SR 903)/N Stafford Avenue - TEV Baseline 1,491 - 93 Project new trips. Proportional Share $(1,491 + 93 = 1,584)$. $93/1,584 = 5.87\%$. The 2023-Predesign Estimated Cost is \$950,000. $5.87\% * \$950,000 = \$54,910.00$.*
 - *W 2nd Street (SR 903)/N Oakes Avenue - TEV Baseline 1,157 - 86 Project new trips. Proportional Share $(1,157 + 86 = 1,293)$. $86/1,293 = 6.92\%$. The 2023-Predesign Estimated Cost is \$900,000. $6.92\% * \$900,000 = \$62,280.00$.*
2. The applicant shall utilize the newly constructed local access road for the Bullfrog Flats development adjacent to the project site to serve their development and will coordinate this approach with the Bullfrog Flats development team.

B. Stormwater:

1. All stormwater shall be retained onsite consistent with the City's Construction Standards and 2024 Stormwater Management Manual for Eastern Washington. A stormwater drainage plan and report, prepared by a licensed engineer and registered in the state of Washington, shall be submitted for City review and approval consideration. Design calculations for peak flow and peak volume storage requirements shall be based on a design storm frequency of ten-year, twenty-four-hour storm runoff event. Design calculations for treatment shall be based on sixty-four percent of the two-year recurrence interval, twenty-four-hour storm runoff event.
2. The applicant shall obtain coverage under the NPDES Stormwater General Construction Permit prior to beginning construction.

C. Cultural Resources

- a. The applicant shall consult with the Confederated Tribes of the Colville Reservation (CTCR) to identify appropriate actions that address the tribe's expressed concerns regarding potential cultural resources on the site. The City may assist with or facilitate discussions with the CTCR and may be a party to any agreements that result from discussions.
- b. Upon discovery of any human remains, artifacts, or evidence of potential archaeological, historical, or cultural resources all construction activities or uses authorized shall be suspended pending authorization to proceed from the City, and/or the Washington State Department of Archaeology and Historic Preservation, in accordance with the provisions of state and federal law, including, but not limited to RCWs 68.50.645, 27.44.055, and 68.60.055.
 - i. If ground disturbing activities encounter human skeletal remains during construction, then all activity shall cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the Washington State Department of Archaeology and Historic Preservation (DAHP) provides notice to proceed. The finding of human skeletal remains shall be reported to the Cle Elum Police Department and the Kittitas County Coroner in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The County Coroner will assume jurisdiction over the human skeletal remains and decide whether those remains are forensic or non-forensic. If the County Coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the Confederated Tribes and Bands of the Yakama Nation, the Confederated Tribes of the Colville Reservation, and the Snoqualmie Tribe. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.
 - ii. If ground disturbing activities encounter artifacts, or evidence of potential archaeological, historical, or cultural resources during construction, then all activity shall cease that may cause further disturbance to those items. The applicant shall immediately contact the Cle Elum Planning Department to determine how best to secure the site and to consult with the Confederated Tribes and Bands of the Yakama Nation, the Confederated Tribes of the Colville Reservation, the Snoqualmie Tribe, and the DAHP.

D. Critical Areas

- a. The project site contains geologic hazards and is within fish and wildlife habitat conservation areas and critical aquifer recharge areas that are regulated by the City's critical areas ordinance. All development shall comply with the City's critical area ordinance.
- b. The applicant shall develop and implement a mitigation plan in conjunction with the Washington Department of Fish and Wildlife (WDFW) and the City prior to any ground disturbance associated with final engineering work or site development.

II. CONCLUSIONS:

- A. Environmental review under the State Environmental Policy Act (SEPA) was required for this project because the proposed development exceeds thresholds for categorical exemptions outlined in WAC 197-11-800 and CEMC 14.40. This project proposes to excavate approximately 15,000 cubic yards, significantly exceeding the exemption threshold. Additionally, WAC 197-11-800(1)(c) states that construction of commercial or multifamily buildings larger than 30,000 square feet and parking facilities accommodating more than 90 vehicles also exceed exemption thresholds. The proposed building is 57,350 square feet, with parking for over 225 vehicles, triggering environmental review requirements.
- B. A Notice of Application and Environmental Review as issued on April 16, 2024. Seven (7) SEPA agency comments were received. Additional emails from agencies were received after the comment period and are reflected above and included in the record.
- C. As mitigated, this proposal is not anticipated to have adverse environmental impacts.
- D. Project specific conditions for improvements will be included in the Staff Report for PMU#2024-002.

✓ This MDNS is issued under WAC 197-11-355. There is no further comment period on the MDNS

Responsible Official: Rob Omans
Position/Title: SEPA Responsible Official
Phone: (509) 674-2262
Address: 119 W First Street, Cle Elum, WA 98922

Date: April 29, 2025

Signature:



✓ You may appeal this determination to: Rob Omans, City Administrator, at 119 W First Street, Cle Elum, WA 98922.

No later than: **14 days after you issue.**

By method: Described here: [https://cleelum.municipal.codes/CEMC/14.30.230\(B\)\(5\)](https://cleelum.municipal.codes/CEMC/14.30.230(B)(5))

You should be prepared to make specific factual objections. Contact the City of Cle Elum to read or ask about the procedures for SEPA appeals.