

From: Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>
Sent: Friday, August 15, 2025 12:37 PM
To: Colleda Monick; Planning
Subject: Request to Extend MDNS Comment Period – Wildwood Ranch
Attachments: MDNS.pdf



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Dear Colleda & Planning Department,

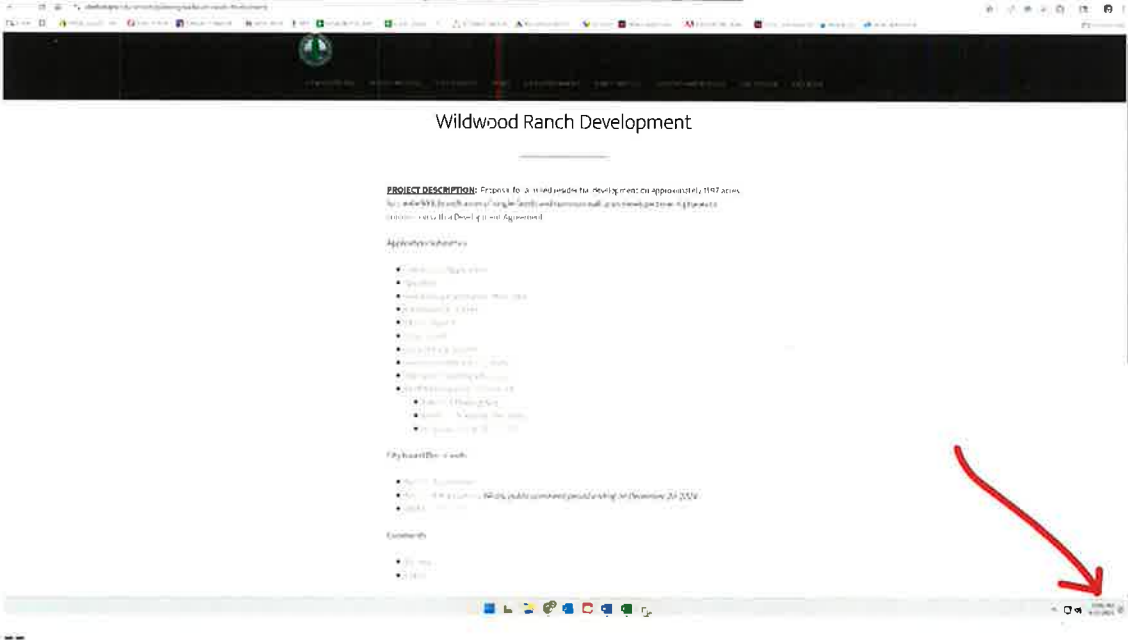
I am writing to request a delay in the response period for the Mitigated Determination of Nonsignificance (MDNS) for the Wildwood Ranch development application. As discussed with Colleda today, not all documents provided with this application have been uploaded to the city’s website. This includes the updated plat showing the 50' setback revisions, the revised Critical Areas report, and other relevant materials submitted by the applicant that have not been made available to the residents and community of Cle Elum, WA.

Please see the screenshot below showing the omissions on your website, which prevent the community from making an informed response.

Because of this, the public has not had the opportunity to fully review and analyze the complete record before submitting comments. To ensure meaningful public participation and a transparent review process, we respectfully request that the city extend the comment period to allow at least a full two weeks once all materials are made accessible. If these are uploaded today, the period shall begin Monday, August, 18th or after, following your updated notice to the community. (Also attached.)

Thank you for your attention to this matter. Given the short window to respond, we kindly ask that you respond by end of business today regarding this extension.

Date/Time Stamp as of 12:01pm PST on 8.15.2025:



Best Regards,

Cherie Tourangeau

Chief Experience Officer, Partner



918 South Horton St. Ste. 1000

Seattle, WA 98134

Virgil Amick

From: Jessica Dumars <jesskd1978@gmail.com>
Sent: Thursday, August 28, 2025 5:16 PM
To: Colleda Monick; Planning; Virgil Amick; mlundth@cleelum.gov
Subject: Wildwood ranch



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear city planning department and Mayor Lundth,

I'm emailing you to reinforce our voice for my family and our neighbors in the surrounding area of the proposed Wildwood ranch development. As we have stated before, and I will state again, this development would be detrimental to our community and the environment.

Nowhere in our beautiful communities of Ronald, Roslyn, South Cle Elum and Cle Elum is there a development with such density as this proposed development not even Cle Elum pines area. Even if that is similar, it doesn't affect the surrounding area like this will. This development isn't Cle Elum. If anyone has taken anytime to look at this proposed planning area you'd know your determination is all wrong!

There are more than just "song birds and deer" in this area and a code revision from 45% to 80% impervious surface area is going to guarantee flooding and be detrimental to the wildlife and the species of fish in the pond. How will you explain that? That sounds like yet another lawsuit on your hands.

Saying this is inline with the aesthetics of the existing area is a joke! Again take a drive and visualize having a house in this area. How would you feel about this? You'd clearly see it isn't a good fit anywhere period!! We aren't saying don't develop, just keep it in line of the existing area.

The errors in the MDMS report, lack of transparency, lack of communication and cancellation of the last city council meeting, isn't giving me nor many others in our community the confidence that you will make the right decision.

Please do your due diligence and do what is right for this community, the environment, the infrastructure and public services.

Thank you,

DuMars Family

Virgil Amick

From: Colleda Monick
Sent: Thursday, September 4, 2025 7:15 AM
To: Virgil Amick
Subject: FW: Response to City of Cle Elum MDNS letter of August 14, 2025



From: JoAnne Fudacz <jafudacz@gmail.com>
Sent: Thursday, August 28, 2025 8:18 PM
To: Colleda Monick <Colleda.Monick@cleelum.gov>
Subject: Response to City of Cle Elum MDNS letter of August 14, 2025

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I'm writing as a community member who is very concerned about the recent MDNS (Mitigated Determination of Non-Significance) issued for this project. Under SEPA and the Cle Elum Municipal Code, the review should be complete, science-based, and transparent, but from what I've seen, that hasn't happened here.

Water and Flooding:

One of my biggest concerns is water. SEPA requires hydrology studies to look at surface water, groundwater, and overall water quality. This area has a history of flooding, and I've personally experienced it over the years I've lived here. Without those studies, the risks to our homes, safety, and environment are being ignored. If our homes flood, is Cle Elum willing to risk more litigation matters?

Stormwater and Traffic:

The MDNS feels incomplete. There doesn't seem to be a 100-year stormwater analysis, and the traffic review that was provided doesn't fully address the real impacts we're likely to face. These are major issues that can't be brushed aside, yet the MDNS seems to assume a positive outcome without the facts to back it up filing an MDNS. Why?

SEPA is clear: decisions need to be based on evidence, studies, and analysis and certainly not assumptions. By moving forward without a full review, the City risks putting our community and environment at risk.

I'm asking the City to take another look at this MDNS and require proper studies, including full hydrology and stormwater analysis and a complete traffic study. Our community deserves decisions that are based on facts and science, not shortcuts.

Respectfully,

Gary and JoAnne Fudacz

1309 E. 1st Street, Cle Elum, WA 98922



From: Ryan Hurley <ryanteaguehurley@gmail.com>
Sent: Friday, August 29, 2025 3:35 PM
To: Colleda Monick; Planning; Virgil Amick
Subject: Formal Objection to Proposed Development at East End of 3rd Street



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Members of the Cle Elum Planning Committee

I am writing to formally object to the proposed development of 93 homes at the east end of 3rd Street. It is my understanding that the applicant is seeking exceptions to no fewer than seventeen (17) separate building and zoning requirements. The scope of these requested variances is excessive and raises serious concerns about both the integrity of Cle Elum's planning standards and the precedent such approval would set.

The City's zoning and building codes exist to ensure orderly, cohesive, and sustainable growth. A development of this scale—requiring such extensive departures from existing standards—cannot reasonably be considered compatible with the surrounding neighborhood or consistent with the City's long-term planning objectives.

Beyond issues of precedent and neighborhood character, the proposed project raises significant practical concerns:

- **Traffic and Infrastructure Capacity:** The addition of 93 homes will materially increase traffic volumes and place strain on local streets, utilities, and public services.
- **Hardscape and Water Runoff:** The scale of the proposed hardscape dramatically increases impervious surfaces, which may overwhelm stormwater systems, elevate flood risk, and negatively impact adjacent properties.
- **Groundwater and Environmental Impacts:** Concentrated development of this magnitude may impair natural groundwater recharge, disrupt existing drainage patterns, and contribute to erosion or long-term environmental degradation.
- **Public Safety and Services:** Increased demand on fire, police, and emergency response services must be carefully evaluated before approval of a project of this size.

I am not opposed to the development of the site, provided it is undertaken responsibly and in alignment with the City's codes and ordinances. However, the current proposal—

in seeking an extraordinary number of exceptions—fails to meet that standard. Responsible growth must respect the surrounding community, safeguard natural resources, and protect Cle Elum's infrastructure and long-term planning integrity.

For these reasons, I respectfully urge the Planning Commission to deny the application in its current form and require a revised proposal that is consistent with the City's existing zoning, building, and environmental protections.

Thank you for your consideration of this important matter.

Sincerely,

Ryan Hurley
313 Wits End Dr.
Cle Elum 98922
206.799.8978
Sent from my iPhone.
Please excuse any typos...

Virgil Amick

From: Nisia Komorowski <nisiamkomorowski@gmail.com>
Sent: Friday, August 29, 2025 3:35 PM
To: Virgil Amick
Subject: Concern regarding proposed development at east end of 3rd street.



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Cle Elum Planning Commission,

I am writing to express my extreme concern regarding the proposal to construct 93 homes at the east end of 3rd Street. From my understanding, the developer is requesting exceptions to 17 different building and zoning codes in order to move the project forward.

This volume of exceptions is troubling and sets a dangerous precedent for future development in our community. The project, as currently designed, is not cohesive with the character of the surrounding neighborhood and risks undermining the integrity of Cle Elum's thoughtful planning standards.

To be clear, I am not opposed to the development of the 11-acre site. Responsible growth is important for our city's future. However, such growth must be undertaken within reason and in alignment with existing codes and the broader vision for our community. Any project of this size and impact should adhere to established zoning and building guidelines to ensure that it adds value rather than strain to the neighborhood and infrastructure.

I respectfully urge the Planning Commission to carefully consider the long-term implications of granting such a large number of exceptions and to require that any development on this site fit more appropriately within Cle Elum's codes and community standards.

Thank you for your time and consideration.

Sincerely,
Agnes (Nisia) Komorowski
(509) 929-6924
Sent from my iPhone

Virgil Amick

From: Chris Kruse <kruseintheharbor@icloud.com>
Sent: Friday, August 29, 2025 1:12 PM
To: Colleda Monick; Planning; Virgil Amick
Subject: Wildwood Development



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Good Afternoon,

I am writing in response to the proposed Wildwood Development.
My concerns regarding this development are:

1. This development went from 40 to 92 homes. It seems way out of character for this city. The density is just wrong. I do understand that progress has to happen, and progress should have happened. I just purchased my home in Deer Meadow and was told that the development would be 40 houses, which I can understand, and obviously was ok with, however, 92 is a much different picture.
2. It's my understanding that both water to the homes and water leaving the homes, regardless if its drinking water, rain water or sewage water, all are in issue. Where will the water come from and go to? What about the power? I moved here 4 months ago and in that time my power has gone out countless times. At time of purchase, I was told that it rarely went out and it isn't even winter yet? What will the water and power outages be like with 92 homes!!
3. The pond - will water overflow go to the pond or where will it go if not? I live on the pond and really don't want to see my home effected in any shape or form.
4. The animals where will they all go? You have already seen the photos so I won't be redundant.
5. And 15+ years of building in this small community will be a shame. Bulldozers, large trucks, the noise for this small quiet community will do damage to the serenity that we bought at this end of town for.

Please reconsider the proposed Wildwood development of 92 homes back to 40 per the original proposal.

Thank you,

Christine Kruse

Virgil Amick

From: Ben Lazowski <lazowski123@hotmail.com>
Sent: Friday, August 29, 2025 6:55 AM
To: Colleda Monick; Planning; Virgil Amick
Subject: Community concerns



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City Employees,

I am writing a quick email to express concerns over the dense development proposed and under review at the East end of 3rd st and d1st st. This development of 93 homes does not currently comply with city building codes and the 17 variances that would need to be approved in order for this project to move forward is a gross negligence of duty. It is clear that no one in the community wants this development to move forward the way it is planned currently, can you please provide details as to why you are willing to approve so many variances when there is no community support behind the project? Can you also provide information on how you can allow 14 of these proposed homes to have driveways that enter onto private property (deer meadow drive). There is a road agreement with those that currently use deer meadow drive but the city property is not included in that road agreement.

I know you all have difficult jobs, especially now with everything going on at the city, but I would appreciate it if you can provide me with some insight into the above questions so I can choose how to proceed from here.

Thank you.

Ben Lazowski
360-739-7600

Virgil Amick



From: Stacey Lazowski <slazowski@costco.com>
Sent: Friday, August 29, 2025 7:51 AM
To: Colleda Monick; Planning; Virgil Amick
Subject: Wildwood Ranch LLC Development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum -

This letter is to inform you of my concerns regarding the Wildwood Ranch planned development at the end of 3rd street in Cle Elum.

Land Use: This plot does not conform to the current city development appearances, 93 homes on 11.97 acres, home sites are smaller and more dense than any other development within city limits. The developments around this property have .76 acre lots and above. With that many homes in such a small space, fires are a concern. There is no green space or park noted for this community. An acceptable amount of homes in the 11.97 acres would be 46, this would allow for fire truck access, sidewalks, parking and green space for the development.

Wildlife: In the SEPA Environmental Checklist, there is no mention of Elk on this land. Elk use this land every morning and night in the winter from about late October through March/April. I have also witnessed eagles and hawks on the property, which were not noted. It would be a disservice to put 93 homes on 11.97 acres and disrupt the amount of wildlife that seek out that property. If home sites were 0.25 acres and above this would help preserve raw land for wildlife migration. The SEPA form also shows that it is pasture land, yet not checked off in the report, so the paperwork has been filed incompletely.

City Infrastructure : Currently the city of Cle Elum does not have the infrastructure to support 93 more homes on their outdated sewer system. Businesses on 1st street have had to shut down for weeks due to an inadequate sewer system. Why are we allowing more homes on this system until it is up to date? Our roads are in disarray and also need to be updated and maintained to a better standard, adding this many more homes will only increase the wear and tear on already overused roads without the proper maintenance needed. Using the road Deer Meadow Drive is a private county street, and maintained by the HOAs of the homes that live down it, not a public city street. This development will add over 770 weekday trips potentially to a private road that is not city maintained. Currently the plot map shows that home driveways will come off of Deer Meadow Drive. How is it possible to make a privately maintained county road the access for city lots, which are not part of our road agreement?

I am not suggesting that no building or growth happen in Cle Elum, I am simply asking to take a look at the density of the current plot, how the homes and lots are situated, the current infrastructure that is inadequate for 93 more homes to be added to and the environmental impact this community will have on the wildlife in the area.

Thank you for your time and consideration in this matter,
Stacey Lazowski
425-765-8871

Virgil Amick

From: mark.peffer1@frontier.com
Sent: Thursday, August 28, 2025 4:36 PM
To: Colleda Monick; Planning; Virgil Amick
Subject: Wildwood development



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Cle Elum Planning Commission and City Staff,

I live just outside the Wildwood Development boundary on Kingston Ct and am very concerned about the Wildwood development. I submitted feedback on this project several months ago. I am not an anti growth person, but this project is in stark contrast to the existing homes in the area and I feel does not account for the extent of the impacts it will impose as planned. First, the impact to wildlife statement from Jeff Stubbs was a lie by omission. It should have been treated as such. Additionally, There are simply no open spaces for people living in such tight quarters to park. It doesnt take much imagination to foresee people parking all up and down Deer Meadow for any kind of function at a home in Wildwood. I moved from Bothell where they allowed these zero lot line projects to proliferate and the neighborhood fights and crowded side streets are endemic. As a retired firefighter from Bothell, these neighborhoods pose significant impacts to fire/EMS response, from streets shut down for basic ALS responses and significant exposure fire threat from a structure or wildland fire.

I see that you are considering 17 code revisions. The most concerning to me being impervious surface maximums allowed to as high as 65%. That is not responsible development in my view and is one of the worst aspects of the Wildwood plan. I get Stubbs is looking to maximize his ROI but this is ludicrous. This is not Seattle and we do not need or want that kind of density.

I encourage you all to maximize public outreach and community input to this project. Thank you for your consideration.

Mark Peffer
60 Kingston Ct
Cle Elum



BEFORE THE HEARING EXAMINER
CITY OF CLE ELUM, WASHINGTON

APPEAL OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Wildwood Ranch Development

File Nos.: SUB-2023-003, DA-2024-001, SEPA-2024-004

Appellant:

Friends of Deer Meadow, LLC
On behalf of Cherie Tourangeau
720 Deer Meadow Drive
Cle Elum, WA 98922
Phone: (206) 920-0178
Email: FriendsOfDeerMeadowLLC@Gmail.com

I. INTRODUCTION

This appeal is filed pursuant to the Washington State Environmental Policy Act (SEPA), RCW 43.21C, and implementing regulations, WAC 197-11, challenging the City of Cle Elum’s issuance of a Mitigated Determination of Nonsignificance (MDNS) with regard to the proposed Wildwood Ranch Development (“Project”). Under RCW 43.21C.031(1), a full Environmental Impact Statement (EIS) is required if a proposal is likely to result in a probable, significant, adverse environmental impact. The Wildwood Ranch proposal clearly meets this statutory threshold.

The City’s MDNS as to the Project is legally and procedurally deficient. It fails to satisfy SEPA’s requirement for a comprehensive, science-based analysis of all reasonably foreseeable direct, indirect, and cumulative impacts, including downstream effects (RCW 43.21C.030(2)(c); WAC 197-11-060(4)).

In addition, the MDNS contains clerical and legal errors, including citation to a non-existent statute (RCW 43.12C.030 instead of RCW 43.21C.030) and an, incorrect parcel identification. These errors, together with a, lack of full public disclosure during the required comment period, had a material, negative impact on the public's ability to review and timely comment on the MDNS.

II. STATEMENT OF STANDING

Friends of Deer Meadow, LLC is a Washington limited liability company with its principle place of business at 720 Deer Meadow Drive, Cle Elum, WA 98922. This property shares boundary lines with the proposed Wildwood Ranch Development on both the west and north sides. Members, including Ms. Tourangeau, of the LLC have direct, substantial, and protectable interests in the preservation of environmental integrity, public health and safety, property values, and community character. Ms. Tourangeau, the member of Friends of Deer Meadow, LLC, previously submitted comment on the Project. Standing is expressly conferred under CEMC 14.30.230(A).

See **Exhibit A** (Statement of Standing and Basis for Appeal) for further details.

Friends of Deer Meadow, LLC asks that this document be accepted and reviewed as a public comment on, as well as an appeal of, the MDNS.

The City of Cle Elum has adopted WAC 197-11 with regard to projects for which it is the lead agency. CEMC 14.40.030.





III. SUBSTANTIVE DEFICIENCIES

1. Stormwater, Drainage, and 25- 100-Year Flood Event.

The MDNS fails to analyze the Project with regard to stormwater impacts for 25- 100-year storm events. Only 2- and 10-year standards are addressed. MDNS at I (B)(2). This omission short-sighted and likely violates RCW 43.21C.030 and WAC 197-11-330-060(4)(c)(requiring agencies to consider short term and long term probable impacts “that are likely to exist over the lifetime of the proposal” or longer.

2. Water Treatment, Downstream Outflow, and Hydrological Connectivity.

The MDNS references a “man-made pond” (MDNS at I(B)(1)) but omits analysis of hydrological connectivity to the underground creek and Yakima River, ignoring cumulative downstream impacts in violation of RCW 43.21C.030(2)(c). *See also* WAC 197-11-060(4)(d) (“a proposal’s effects include direct and indirect impacts caused by the proposal”).

3. Water Quality and Federal Clean Water Act Compliance.

The MDNS fails to evaluate risks of pollutant discharges under the Clean Water Act (33 U.S.C. § 1251 et seq.). No NPDES compliance review or pollutant source control measures are included. It should be considered due to risks of pollutant discharges is a probable adverse impact.

4. Hydrological Study and Groundwater Impacts.

No hydrogeologic study addressing infiltration feasibility, aquifer recharge, or groundwater monitoring was conducted, despite reliance on on-site infiltration. *See* MDNS at I(B)(2). This omission violates RCW 43.21C.030. (requiring that the MDNS contain a detailed statement regarding environmental impacts). *See also* WAC 197-11-444(1)(c) (noting that surface water and groundwater “movement/quantity/quality” are elements of the environment). A

comprehensive hydrogeological study to evaluate aquifer recharge, well interference, infiltration feasibility, and contamination risks, the MDNS fails to satisfy SEPA's requirement for adequate review of groundwater resources.

5. Water Supply and Groundwater.

The MDNS fails to analyze interference with surrounding wells, cumulative groundwater drawdown, or potential impacts to the City's aquifer. The shallow aquifer is at risk of contamination from stormwater infiltration and wastewater discharges. Failure to consider these risks renders the MDNS incomplete.

6. Critical Areas and Wildlife.

The MDNS omits analysis of impacts to federally protected species, including ESA-listed salmonids (*see 16 U.S.C. § 1531 et seq.*) and migratory birds (*see 16 U.S.C. § 703*). No surveys or mitigation measures are provided, as would be required in an EIS. WAC 197-11-440(6)(e).

7. Emergency Response and Safety.

The proposed Project lies in a high wildfire risk zone. The MDNS fails to evaluate wildfire evacuation routes, emergency access, or adequacy of police/fire response capacity. These matters pose probable significant public safety impacts. WAC 197-11-960

8. Traffic, Parking, and Multi-Modal Safety.

The MDNS omits adequate review of traffic at full buildout, parking demand, and neighborhood circulation. In addition, the analysis fails to address pedestrian, bicycle, and multi-modal safety impacts. Prior to determining the needs for an EIS, the City should consider a comprehensive traffic study including not only intersection capacity and vehicle counts at full buildout, but also traffic calming measures, pedestrian crossings, sidewalks, bicycle lanes, trail connectivity, and safe emergency access. Without this, the MDNS does not meet SEPA



requirement for evaluating probable significant impacts on transportation and public safety. Chapter 43.21C RCW (the SEPA statute) and Chapter 197-11 WAC (the SEPA rules).

9. Additional Deficiencies.

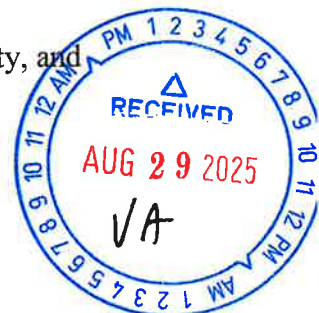
The MDNS omits adequate review of noise, light, aesthetics, energy efficiency, waste management, fire flow, and zoning compliance, all of which bear on the issue at hand – i.e., whether the Project has a probable significant adverse environmental impact.

10. Lot Coverage and Alley Omission.

Exceeding Lot Coverage (17.20.080) and Omission of Alley (16.12A.060(C)(3)) The City erred in issuing an MDNS without addressing lot coverage limits set forth in the Cle Elum Municipal Code, which the Project exceeds, and omitting the alley required under Original CEMC 16.12A.060(C)(3). Under WAC 197-11-330 and WAC 197-11-070, a variance to exceed lot coverage may not be lawfully approved without first conducting a SEPA threshold determination, as such a proposal is not categorically exempt under WAC 197-11-800. By issuing an MDNS without analyzing or mitigating the environmental impacts of excessive impervious surface, stormwater runoff, circulation deficiencies, and public safety risks associated with the omission of alley access, the City committed procedural error under SEPA and created substantive deficiencies under RCW 43.21C.060 and WAC 197-11-660. This failure impairs the public's substantial rights and renders the MDNS legally inadequate.

11. Premature MDNS Filing on 17 Revisions.

The City issued the MDNS reflecting 17 revisions necessary for approval of the Project before properly evaluating their environmental impacts, effectively treating them as acceptable without the required SEPA analysis. This premature filing raises significant concerns regarding stormwater management, impervious surface coverage, traffic circulation, public safety, and



cumulative community impacts, resulting in both procedural error under WAC 197-11-330 and WAC 197-11-070 and substantive deficiencies under RCW 43.21C.060.

12. SEPA Checklist Deficiencies Submitted by the Applicant.

In addition to flaws in the City's MDNS, the underlying SEPA Environmental Checklist submitted by the applicant is procedurally incomplete and substantively inadequate, further invalidating the MDNS:

a) Lead Agency Determination.

The checklist fails to identify the responsible official.

b) Checklist Completeness.

The checklist does not disclose all interdependent project elements (e.g., off-site utilities, stormwater systems) contrary to WAC 197-11-060(3)(b).

c) Earth and Water Impacts.

The checklist omits cumulative hydrological analysis, aquifer recharge, and floodplain implications preventing the necessary analysis under WAC 197-11-330(3)(c).

d) Critical Areas.

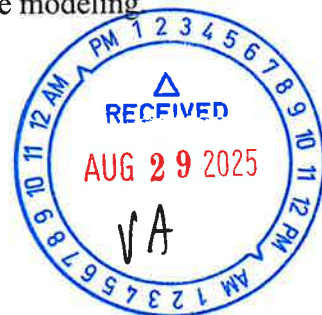
The checklist fails to identify or address wetlands, aquifer recharge zones, or habitat areas. See WAC 197-11-908.

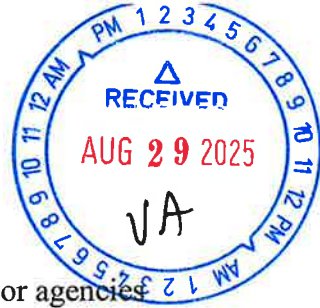
e) Air Quality and Greenhouse Gases.

The checklist limits analysis to dust control, omitting long-term vehicle emissions and GHGs, contrary to WAC 197-11-444(1)(b) and RCW 43.21C.030.

f) Cultural & Historic Resources.

The checklist states "no known resources" without tribal consultation or predictive modeling





g) Public Notice & Circulation.

The record does not demonstrate distribution of the DNS/MDNS to Ecology, tribes, or agencies as required by WAC 197-11-340, -350, -510. ► Potential Violation: RCW 43.21C.060; WAC 197-11-510.

h) Mitigation Identification.

The checklist includes vague measures (e.g., “BMPs will be followed”) without enforceable, specific conditions, contrary to WAC 197-11-660 and RCW 43.21C.060.

IV. PROCEDURAL DEFICIENCIES

1. The MDNS cites RCW 43.12C.030, a statute that does not exist, instead of the correct RCW 43.21C.030. In addition, one of the two parcel’s listed, was identified with an incorrect parcel number. Notice must be timely, accurate, and provided to the public, agencies, tribes, and Ecology under WAC 197-11-510 through 197-11-680. While a single clerical error might be considered harmless, the cumulative effect of these issues raises a legitimate question as to whether the public’s substantial rights were impaired under SEPA and the Cle Elum Municipal Code (RCW 43.21C; WAC 197-11).
(Exhibit B).
2. It is unclear whether the required circulation to the Department of Ecology, affected tribes, and other relevant agencies has occurred, as mandated under WAC 197-11-510.
3. Improper Deferral of Critical Studies (WAC 197-11-055; stating threshold determination should be made when the environment effects can be meaningfully evaluated).
SEPA requires that environmental impacts be evaluated at the earliest practicable stage, not postponed until later permitting. The City has improperly deferred essential

analyses—including stormwater, groundwater, wildlife, traffic safety, and cultural resources—to subsequent permitting phases. This deferral fails to meet SEPA’s “hard look” mandate under RCW 43.21C.030(2)(c). The MDNS itself acknowledges missing studies, referencing a stormwater drainage plan and an additional traffic plan. By issuing an MDNS without first requiring these studies, the City has effectively assumed their outcomes will be favorable, predetermining its decision instead of using the studies to inform whether an EIS is required.

4. Under WAC 197-11-330 and WAC 197-11-070, the City may not lawfully approve a variance to exceed lot coverage limits without first determining the environmental impacts of such an action. Because projects exceeding lot coverage cannot qualify for categorical exemption under WAC 197-11-800, the City must require a full SEPA environmental checklist and threshold determination. Failure to do so impairs the public’s substantial rights under RCW 43.21C and exposes the City’s decision to administrative and judicial challenge. (See: Proposed Standards <https://cleelum.gov/wp-content/uploads/2025/08/EXHIB12.pdf> Code Revision: 17.20.080 Proposed Lot Coverage up to 80%. Alarming variance of current City Code, up to 35%) **(Exhibit F)**.

5. Incomplete Project File Disclosure During Public Comment (WAC 197-11-504).
The City failed to provide complete disclosure of the project file during the public comment period, in violation of WAC 197-11-504 and WAC 197-11-502(3). Despite repeated notice, including three separate emails, the City did not respond or correct the deficiency. Moreover, on August 15, 2025, at 1:16 p.m., the City uploaded thirteen application updates without providing notice to the public. This late and undisclosed



filing deprived the community of a meaningful opportunity to review the materials and submit informed comments, undermining the integrity of the SEPA process. **(Exhibit C).**

6. Failure to Hold a Public Hearing as Represented.

In December 2024, Cherie Tourangeau was verbally told that a public hearing would be scheduled in **February or March 2025**. To date, no such hearing has been scheduled or noticed. This constitutes a failure to provide the public with a meaningful opportunity for oral testimony and due process, as contemplated by the **State Environmental Policy Act (SEPA), RCW 43.21C, and WAC 197-11. (Exhibit D).**

7. Issuance of MDNS with Preset Recommendations and Comment Subjects

Despite failing to schedule or hold a public hearing, the City proceeded to issue a Mitigated Determination of Nonsignificance (MDNS) that listed specific comment subjects and included recommendations. This action indicates that the City moved forward with substantive determinations without first hearing from the community by way of a public hearing as performed in other Cle Elum Developments. **(See Exhibit H)** Such conduct undermines the integrity of the SEPA process, which requires that public comments be meaningfully considered before mitigation measures or recommendations are finalized.

8. Failure to Respond to Written Public Comments

Multiple emails from the public regarding this matter have gone unanswered. While not all communications are framed as formal Public Records Act (PRA) requests, the City nevertheless has a duty to acknowledge and address public concerns. Failure to respond reflects disregard for transparency obligations under **RCW 42.56 (Public Records Act)** and diminishes public confidence in the fairness of the process. **(Exhibit C).**



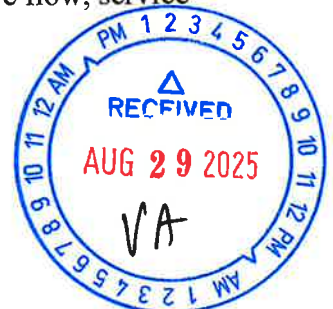
9. Exclusion of Public Engagement on Social Media

During the public response period for the MDNS, the undersigned also experienced the Mayor actively excluding comments on my social media post that encouraged community participation. This suppression of dialogue interferes with public discourse, chills participation, and contradicts the policy of this State, which favors open communication and accountability under **RCW 42.30 (Open Public Meetings Act)** and SEPA's public participation requirements. **(Exhibit E)**.

V. REQUESTED RELIEF

The Appellant respectfully requests that the Hearing Examiner:

1. Withdraw the MDNS.
2. Require Preparation of a Full Environmental Impact Statement (EIS). The EIS should include, at minimum:
 - Stormwater, hydrology, and cumulative downstream impacts, including 100-year storm event analysis.
 - A full hydrogeological study evaluating aquifer recharge, infiltration feasibility, well interference, and groundwater contamination risks.
 - Water supply and groundwater analysis addressing cumulative drawdown and aquifer protection.
 - Critical areas and wildlife surveys and mitigation (ESA, MBTA, RCW 27.44, RCW 27.53 compliance).
 - Emergency response and safety (wildfire evacuation, secondary access, fire flow, service adequacy).



- Traffic, parking, and public services: a comprehensive traffic impact analysis at full buildout including traffic calming, pedestrian and bicycle safety, and emergency vehicle access.
- Density and land use compatibility (compliance with CEMC standards, neighborhood impacts).
- SEPA Checklist compliance: complete disclosure of interdependent project elements, enforceable mitigation, circulation to Ecology, tribes, and agencies.
- Additional SEPA categories (noise, light, aesthetics, energy use, waste management, fire safety, and cumulative impacts).
- Because the MDNS rests on a procedurally defective and substantively incomplete SEPA Checklist, the only lawful remedy is withdrawal of the MDNS and preparation of a full EIS.
- Requests that the public hearing is scheduled, following the public comment period that ended on December 20th, 2025. **(Exhibit H)**

VI. RESERVATION OF RIGHTS

The Appellant, Friends of Deer Meadow, LLC, by and through its member Cherie Tourangeau,

expressly reserves the right to supplement, amend, or modify this appeal as additional information, studies, or evidence become available, including but not limited to environmental, traffic, stormwater, wildlife, cultural resource, and critical area analyses. Nothing in this filing shall be construed as a waiver of any legal, procedural, or substantive rights under SEPA (RCW Chapter 43.21C; WAC 197-11), the Cle Elum Municipal Code,



Kittitas County regulations, or applicable federal laws.

VII. PRO SE FILING DISCLAIMER

The Appellant, Friends of Deer Meadow, LLC, by and through its member Cherie Tourangeau, submits this appeal pro se due to the short statutory timeline for filing. While legal representation could not be obtained prior to this filing, the Appellant intends to retain counsel for further proceedings, including preparation, presentation, and supplementation of this appeal.

Nothing in this filing shall be construed as a waiver of any rights. The Appellant expressly reserves all rights to assert claims, present evidence, and raise arguments under SEPA (RCW 43.21C; WAC 197-11), Cle Elum Municipal Code, Kittitas County regulations, or any other applicable law.

VIII. VERIFICATION

I, Cherie Tourangeau, on behalf of Friends of Deer Meadow, LLC, declare under penalty of perjury under the laws of the State of Washington that I have read the foregoing appeal, know its contents, and believe it to be true and correct.

Friends of Deer Meadow, LLC



By: Cherie Tourangeau

Its: Member

720 Deer Meadow Drive, Cle Elum, WA 98922

Phone: (206) 920-0178 | Email: FriendsOfDeerMeadowLLC@Gmail.com

Dated: 8.29.2025



EXHIBIT A

Statement of Standing and Basis for Appeal

Friends of Deer Meadow, LLC, by and through its member, Cherie Tourangeau, submits this statement in support of its appeal.

Standing. The LLC's principal place of business is 720 Deer Meadow Drive, Cle Elum, WA 98922 (the residential address of its member, Cherie Tourangeau), which property shares boundary lines with the proposed Wildwood Ranch Development on both the west and north sides. Members of the LLC, including Ms. Tourangeau, have a direct and substantial interests in protecting environmental quality, safety, property values, and community character. Standing is conferred under CEMC 14.30.230(A).

Basis for Appeal. The MDNS improperly defers critical analyses, contrary to SEPA's "hard look" requirement (RCW 43.21C.030; WAC 197-11-330; WAC 197-11-440). Categories of deficient review include but are not limited to:

1. Stormwater, drainage, and hydrology.
2. Water quality and contamination.
3. Traffic, parking, and public services.
4. Density, lot coverage, and land use compatibility.
5. Protected and rare species, wildlife, and habitats.
6. Ecosystem and conservation planning.
7. Noise, light, glare, and aesthetics.
8. Energy use and efficiency.
9. Waste management and pollution control.
10. Fire safety and emergency preparedness.



Conclusion. Because the MDNS fails to satisfy SEPA's requirements and omits evaluation of probable significant adverse impacts across multiple categories, preparation of a full Environmental Impact Statement (EIS) is legally required.

Friends of Deer Meadow, LLC



By: Cherie Tourangeau

Its: Member

720 Deer Meadow Drive, Cle Elum, WA 98922

Phone: (206) 920-0178 | Email: FriendsOfDeerMeadowLLC@Gmail.com

Dated: 8.29.2025





EXHIBIT B

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



Phone: (509) 674-2262
Fax: (509) 674-4097
www.cleelum.gov

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
CITY OF CLE ELUM, WASHINGTON
August 14, 2025**

PROJECT DESCRIPTION: Proposal for a mixed residential development on approximately 11.97 acres, to create 93 lots with a mix of single-family and common wall units developed over six phases. The applicant is also seeking approval of a Development Agreement that will establish the standards that are applicable to the development and other conditions that control the development, timeline and use of the property.

#1 LOCATION: 1317 E Third Street (and abutting parcel to the east), Cle Elum, WA
PARCEL NUMBERS: 623134 and **063064** **Correct Parcel: 063034**
PROONENT: Wildwood Ranch LLC
PROPERTY OWNERS: Wildwood Ranch LLC
LEAD AGENCY: City of Cle Elum

FILE NUMBER: SEP#2024-004

THRESHOLD DETERMINATION: This MDNS is issued under WAC 197-11-340(2). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. Therefore, an environmental impact statement (EIS) is not required under RCW

#2 43.12C.030(2)(c). This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency and a public comment period which ended on December 20, 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

A. Processing

1. The application for Environmental Review was received on October 11, 2023, revised on June 6, 2024 and revised again on November 14, 2024.
2. Based on submitted comments received during the Notice of Application, revised Environmental Documents were submitted on April 10 and 29, 2025 and June 5, 2025.
- #3** 3. The application is being processed under the provisions of WAC 197-11-340 and CEMC Ch. 14.40 (Environmental Review).

Not all application materials were available prior to the close of the 14-day comment period, limiting the community's ability to provide fully informed feedback: See emails dated: August 15th, August 18th, August 20th, August 21st. The previous three emails I sent alerting you of this unfortunately went unanswered.

EXHIBIT C

Re: Request to Extend MDNS Comment Period – Wildwood Ranch

Σ



Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>
to Colleda, Virgil, Rob

Thu, Aug 21, 1:30 PM (7 days ago)



Email #3 Following up on this email. Thank you.

Email #2 On Wednesday, August 20, 2025, Cherie Tourangeau <cherie.tourangeau@urbanstorage.com> wrote:
Hello Colleda and Planning Department,

Following up on this email.

Thank you.

Email #1 On Monday, August 18, 2025, Cherie Tourangeau <cherie.tourangeau@urbanstorage.com> wrote:
Dear Ms. Monick,

Thank you for your quick response and for updating the City's website with the revised submittals. I truly appreciate the effort to correct the oversight. That said, I must respectfully disagree with the determination not to extend the public comment period.

The public notice clearly states that the community is entitled to a two-week response window. If that were not the case, there would have been no need to update the website or confirm the two-week response period in earlier correspondence. In fact, the prior period that closed on December 20th allowed the community the full notice period and access to all relevant materials, which was both fair and transparent.

It feels inconsistent and unfair to limit the community's ability to respond now that we know 13 documents were only made available after the MDNS was issued. As you know, public comment can only be meaningful if all of the information is accessible from the start. Providing anything less undermines trust and transparency in the process, two values I know the City of Cle Elum takes seriously as a public service body.

I respectfully ask that the City reconsider and allow the full two-week period for public review and comment, just as was done previously. Doing so would uphold fairness, maintain consistency with past practice, and give residents the chance to engage and reply with all relevant facts pertaining to the proposed development agreement.

I know you share the goal of serving this community well, and I hope we can count on your support in ensuring the process is both transparent and equitable.

Sincerely,
Cherie Tourangeau



On Mon, Aug 18, 2025 at 10:33 AM Colleda Monick <Colleda.Monick@cleelum.gov> wrote:

Dear Ms. Tourangeau,

Thank you for reaching out and for sharing your concerns regarding the MDNS and the availability of the applicant's revised submittals. We sincerely appreciate your attention to detail and your interest in this project.

As communicated on Friday afternoon, the City has now updated its website to include the revised materials, and I want to thank you for bringing this to our attention so we could address it quickly. After consultation with our legal counsel, we have confirmed that state SEPA rules and the Cle Elum Municipal Code do not require the project file to be posted online before issuing the MDNS. Because of this, the City is not required to extend or reissue the public comment period.

That said, I want to assure you that your feedback and concerns are valued, and your comments submitted during the current comment period will be given full consideration as part of the review process.

Sincerely,

Colleda Monick

colleda.monick@cleelum.gov

City of Cle Elum

Planning Consultant

509-864-1976



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Given that your notice dated August 14 references documents that were only updated on the Cle Elum website today, our community should be granted the full two-week response period to reply.

It is the responsibility of city officials to ensure that all documentation is provided to the community in a timely manner and that the full, allotted response period is honored.

I look forward to your response.

Wildwood Ranch Development

Website/Documents Before Update

PROJECT DESCRIPTION: Proposal for a mixed residential development on approximately 157 acres to create 53 lots with a mix of single family and commercial units developed over 6 phases in compliance with a Development Agreement.

Application Submittals

- Subdivision Application
- Aerial Map
- Preliminary Site Plan & Parcel Map
- Preliminary Civil Plans
- UGA Approval
- Area Report
- Physical & Visual Impact
- Environmental Feasibility Study
- Conceptual Site Plan & Parcel Map
- Draft Development Agreement
- Exhibit A Major Map
- Exhibit C Conceptual Masterplan
- Request for Comments

City Board Documents

- Public Hearing
- Notice of Application
- Resolution

Comments

- Agree
- Disagree

AFTER: 13 Website Updates as of 1:16pm 8.15.2025

PROJECT DESCRIPTION: Proposal for a mixed residential development on approximately 157 acres to create 53 lots with a mix of single family and commercial units developed over 6 phases in compliance with a Development Agreement.

Application Submittals

- Subdivision Application (11/20/21)
- Aerial Map (11/20/21)
- Preliminary Site Plan & Parcel Map (11/20/21)
- Preliminary Civil Plans (11/20/21)
- UGA Approval (11/20/21)
- Area Report (11/20/21)
- Physical & Visual Impact (11/20/21)
- Environmental Feasibility Study (11/20/21)
- Conceptual Site Plan & Parcel Map (11/20/21)
- Draft Development Agreement (11/20/21)
- Exhibit A Major Map (11/20/21)
- Exhibit C Conceptual Masterplan (11/20/21)
- Request for Comments (11/20/21)

City Board Documents

- Notice of Application
- Notice of Application
- Resolution

Comments

- Agree
- Disagree



On Fri, Aug 15, 2025 at 1:24 PM Colleda Monick <Colleda.Monick@cleelum.gov> wrote:

Dear Ms. Tourangeau,

Thank you for bringing our attention to this matter. As of 1:16 pm, August 15, 2025, the City has updated the website to include the most current application revisions. Should the city determine that the MDNS comment period needs extending, we will let you know.

Sincerely,

Colleda Monick

colleda.monick@cleelum.gov

City of Cle Elum

Planning Consultant

509-864-1976

From: Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>

Sent: Friday, August 15, 2025 12:37 PM

To: Colleda Monick <Colleda.Monick@cleelum.gov>; Planning <planning@cleelum.gov>

Subject: Request to Extend MDNS Comment Period – Wildwood Ranch

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Colleda & Planning Department,

I am writing to request a delay in the response period for the Mitigated Determination of Nonsignificance (MDNS) for the Wildwood Ranch development application. As discussed with Colleda today, not all documents provided with this application have been uploaded to the city's website. This includes the updated plat showing the 50' setback revisions, the revised Critical Areas report, and other relevant materials submitted by the applicant that have not been made available to the residents and community of Cle Elum, WA.

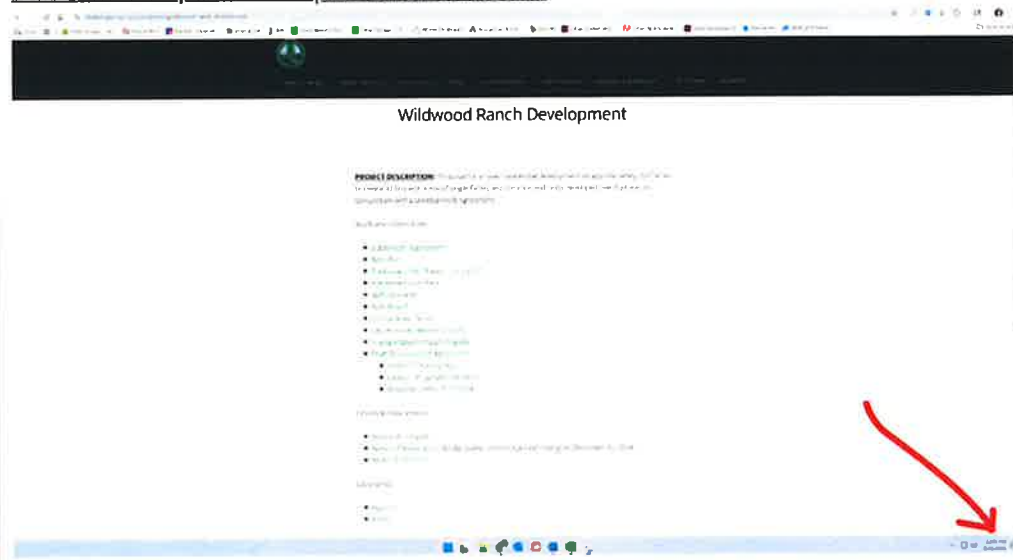
Please see the screenshot below showing the omissions on your website, which prevent the community from making an informed response.

Because of this, the public has not had the opportunity to fully review and analyze the complete record before submitting comments. To ensure meaningful public participation and a transparent review process, we respectfully request that the city extend the comment period to allow at least a full two weeks once all materials are made accessible. If these are uploaded today, the period shall begin Monday, August, 18th or after, following your updated notice to the community. (Also attached.)

Thank you for your attention to this matter. Given the short window to respond, we kindly ask that you respond by end of business today regarding this extension.



Date/Time Stamp as of 12:01pm PST on 8.15.2025:



Best Regards,
Cherie Tourangeau
Chief Experience Officer, Partner



EXHIBIT D

Public Comment and Hearing Notice

During the initial public comment period, I was verbally informed that a Public Hearing would be scheduled for February or March of 2025. No such Public Hearing was ever held, despite assurances that it would provide an opportunity for community voices to be heard.



Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>

Wildwood

1 message

Colleda Monick <Colleda.Monick@cleelum.gov>

Tue, Apr 29, 2025 at 11:52 AM

To: "cherie.tourangeau@urbanstorage.com" <cherie.tourangeau@urbanstorage.com>

Cc: Virgil Amick <vamick@cleelum.gov>

Hello Cherie,

Thank you for your inquiry about the status of the Wildwood project. We are currently waiting to receive revised materials before moving forward with a recommendation.

There will be additional opportunities for public comment, and a public hearing will be scheduled before any recommendation is presented to City Council. I'll ensure Virgil adds you to the project's notification list so you receive all future updates and communications.

Sincerely,

Colleda Monick

colleda.monick@cleelum.gov

City of Cle Elum

Planning Consultant

509-864-1976





Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>

Re: Wildwood 2

1 message

Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>
To: Virgil Amick <vamick@cleelum.gov>

Sat, Apr 26, 2025 at 7:00 PM

Which email do I send to? Any chance you have any updates?

On Monday, March 3, 2025, Virgil Amick <vamick@cleelum.gov> wrote:

Sorry I meant to also say that you may want to send planning a message to see what is happening with Wildwood Ranch.

From: Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>
Sent: Saturday, March 1, 2025 10:09 PM
To: Virgil Amick <vamick@cleelum.gov>
Subject: Re: Wildwood 2

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Any update regarding Wildwood Ranch?

Thank you.

On Friday, December 20, 2024, Virgil Amick <vamick@cleelum.gov> wrote:

Received, thank you.

From: Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>
Sent: Friday, December 20, 2024 12:44 PM
To: Virgil Amick <vamick@cleelum.gov>
Subject: Fwd: Wildwood 2

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

And two of two :)



Let me know you received both. Thank you.





--

Best Regards,
Urban CXO - Customer Experience Officer
Partner



EXHIBIT E

9:23   91


  **Cle Elum, what's up?**
Cherie Tourangeau · 3d ·  

Did you receive the City's Mitigated Determination of Nonsignificance (MDNS) for the proposed Wildwood Ranch Development of 93 homes on 11.97 acres?




The public comment period is currently open, with responses due this Friday, August 29th.


You can review the MDNS here: <https://cleelum.gov/wp-content/uploads/2025/08/MDNS.pdf>

Sharing so the community is aware of the deadline and the opportunity to provide input. Near Dru Bru, East 3rd, East 1st and Airport Road.






cleelum.gov
cleelum.gov



 Like  Comment  Send


 **Eleanor Payne + 22**

Most relevant ▾





 **Jessica DuMars**
This development plan is all wrong for this small area. It will create several problems that seem like common sense if you're not just out for the money. The city needs to do what's right. Keep with the aesthetics of the area and not make it like the Westside!

3d Like Reply 15  

 **Jeri Runyon**  Top contributor
[Jessica DuMars](#) good luck- the city is just looking for money!!

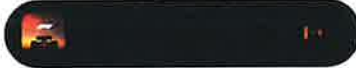
3d Like Reply 1 

View 8 replies...

 Comment as Cherie Tourangeau...   



9:24



91



Cle Elum, what's up?

Cherie Tourangeau · 3d ·



Jeri Runyon Top contributor

[Mayor Matthew Lundh](#) what has the city done to help the citizens of Cle Elum? Now you want us to pay money to help you out of this problem you have made. I thought you worked for us!!

2d [Like](#) [Reply](#)

1



Cherie Tourangeau [Author](#)

[Mayor Matthew Lundh](#) the City never scheduled the public hearing following the response period due on December 20th...however, on other development agreements such as Bull Frog, the public hearing came before any submittal of an MDNS. Based on this, it appears that the city doesn't want to hear from its community. And are you truly following legal processes? Really disappointing. I would also like you to review the emails I sent to the city with no reply. You never posted all of the documents for the community to review until I notified the city of this error and was denied that the clock restart for a full two week period. In addition, the parcel number referenced on the public notice cannot be found. An... See more

2d [Like](#) [Reply](#)

1



Jeri Runyon Top contributor

[Mayor Matthew Lundh](#) no reply from you

2d [Love](#) [Reply](#)

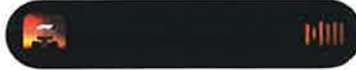
1



Comment as Cherie Tourangeau...



10:45



Cle Elum, what's up?

Cherie Tourangeau · 3d ·



Cherie Tourangeau Author

[Mayor Matthew Lundh](#) I am following up because I have not yet received a response to my previous comments, despite seeing you reply to other community members feedback. My messages are also on behalf of our community and deserve acknowledgment, even if they are not to your liking. As the mayor, responding to constituents is part of your role and duty to serve our community, correct? I am reiterating my request in the hope you will respond to my messages I wrote below yesterday, as you have with others, and to uphold fairness and equality. It's hard to believe that my earlier communications (three emails to the planning department and Colleda Monick regarding transparency concerns in our town) have been ignored unintentionally. I want to believe there is no deliberate oversight, but given my experience, I am finding it difficult. As a citizen exercising my constitutional right to free speech, I expect my messages to be acknowledged, even if my views are challenging for you or if there is disagreement from your viewpoint. I trust you will fulfill your role in serving the public by providing responses to all, including mine. I look forward to seeing you at the next city council meeting. With respect, Cherie Tourangeau, A resident of Cle Elum, WA.

2d Like Reply



Cherie Tourangeau Author

[Cle Elum, what's up? - \(Mostly\) Uncensored](#) for those community members following this page, please review and ensure to reply to the city by



Comment as Cherie Tourangeau...



9:24



91



Cle Elum, what's up?

Cherie Tourangeau · 3d ·



to what the community input is, then we all lose.

3d [Like](#) [Reply](#)

9



Mayor Matthew Lundh

[Follow](#) All-star contributor

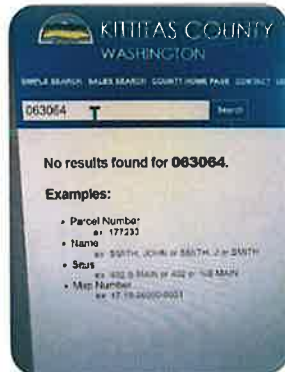
[MarkandKatie](#) that's not what's happening, nor what will happen. There's an opportunity for public comment right now - please take advantage of it.

2d [Like](#) [Reply](#)



Cherie Tourangeau [Author](#)

[Mayor Matthew Lundh](#) I would have to agree with Mark and Katie given what our community has been shown. Where should we send our comments? I wanted to confirm with you first as the parcel number on the MDNS is not found. Appreciate your help on this.



2d [Like](#) [Reply](#)

1



Write a reply...



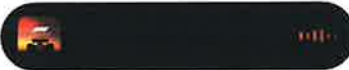
Write a reply...



Comment as Cherie Tourangeau...



9:25



90



Cle Elum, what's up?

Cherie Tourangeau · 3d ·



15h Like Reply



Mayor Matthew Lundh

[Follow](#) All-star contributor

[Jim](#) Correct. But it's not the project being discussed in this thread.

14h Like Reply



Jim Phill

[Mayor Matthew Lundh](#) yes I know. I bought some posts at the airport from the person who is buying the property. He's a very nice guy Good business sense I'm guessing. So those who already live here are ok to tell or prevent others from coming. Mmmm Dicey situation.

14h Like Reply



Cherie Tourangeau Author

[Jim Phill](#) I haven't heard that community members "who already live here are ok to tell or prevent others from coming." Curious where you heard this? If you are commenting on the proposed Wildwood Ranch development, the community here understands growth and welcomes it as long as proper environmental impact analysis are completed and that codes are followed. I do encourage you to review all the application documents and submit your comments to the city by 3:30 tomorrow. Thank you.

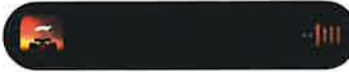
11h Like Reply



Comment as Cherie Tourange...



9:25



<  **Cle Elum, what's up?**
Cherie Tourangeau · 3d ·  ...



Write a reply...



Cherie Tourangeau  **Author** ★

Mayor Matthew Lundh I am following up because I have not yet received a response to my previous comments, despite seeing you reply to other community members feedback. My messages are also on behalf of our community and deserve acknowledgment, even if they are not to your liking. As the mayor, responding to constituents is part of your role and duty to serve our community, correct? I am reiterating my request in the hope you will respond to my messages I wrote below yesterday, as you have with others, and to uphold fairness and equality. It's hard to believe that my earlier communications (three emails to the planning department and Colleda Monick regarding transparency concerns in our town) have been ignored unintentionally. I want to believe there is no deliberate oversight, but given my experience, I am finding it difficult. As a citizen exercising my constitutional right to free speech, I expect my messages to be acknowledged, even if my views are challenging for you or if there is disagreement from your viewpoint. I trust you will fulfill your role in serving the public by providing responses to all, including mine. I look forward to seeing you at the next city council meeting. With respect, Cherie Tourangeau, A resident of Cle Elum, WA.

2d Like Reply



Cherie Tourangeau  **Author** ★

Cle Elum, what's up? - (Mostly) Uncensored for these community members following this page



Comment as Cherie Tourangeau...



10:00



Comment

View 2 previous replies



Kyle Groves Top contributor
[Mayor Matthew Lundh](#) so you respond to this instead of the other comment 😏 at least let them know you will find out and respond back instead of crickets. My guess is you don't wanna answer the questions as it won't help your case 🐶

1d Love Reply



Cherie Tourangeau [Kyle Groves](#) Thank you for supporting our efforts to ensure our voices are heard as a community. I am genuinely surprised by the inaction and can only conclude that I am being targeted for speaking out. This suspicion is reinforced by the fact that I received no response to three emails from the city regarding inaccuracies in the public notice. Furthermore, witnessing the mayor overlook my numerous questions and concerns leads me, and our community, to believe that his public service is being applied selectively. I agree with you; a simple response indicating he cares, wishes to gather more information, and will follow up would have sufficed. Otherwise, if he was not going to engage... See more

1d Like Reply



Replying to Angela Erickson · Cancel



Reply as Cherie Tourangeau



EXHIBIT F

Source of Full Record: Proposed Standards

The complete record of the *Proposed Standards*, containing seventeen (17) proposed revisions, is available at the following source:

<https://cleelum.gov/wp-content/uploads/2025/08/EXHIBI2.pdf>

RECEIVED

By Varnick at 11:01 AM, June 5, 2025

EXHIBIT 5 - TABLE OF PROPOSED STANDARDS

City of Cle Elum Municipal Code

CHAPTER 17.20 RM - MULTI FAMILY	PROPOSED DESCRIPTIONS	JUSTIFICATION
Original 17.20.010(2) Permitted uses <i>Single-family dwellings, multiple-unit dwellings and townhouses.</i>	17.20.010(2) Proposed Permitted uses <i>Single-family dwellings, common wall units, multiple-unit dwellings and townhouses.</i>	Update to current practices and allow more variety of housing options.
Original 17.20.020 Front yard There shall be a front yard having a minimum depth of ten feet.	17.20.020 Proposed Front yard There shall be a front yard having a minimum depth of ten feet. Driveways shall be minimum 20-ft long from back of sidewalk to front of garage.	To insure additional off site parking availability.
Original 17.20.030 Side yard There shall be a side yard of not less than ten feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet.	17.20.030 Proposed Side yard There shall be a side yard of not less than 5 feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet. When the common property line of two lots (common-wall unit) will be covered by a proposed building(s), the required minimum setback setback shall not apply along the common property line.	To avoid any conflicting setback requirements in common wall situations.
Original 17.20.040 Lot coverage The lot area covered by structures shall not exceed forty-five percent of the lot area.	17.20.040 Proposed Lot coverage The lot area covered by single family and common wall units and structures accessory thereto shall not exceed sixty percent (60%) of lot area for single family and eighty percent (80%) for common wall units. Lot coverage shall be based on the total impervious area of the lot.	To meet state wide development trends and help achieve underlying density.
Original 17.20.090(3) Design review and design guidelines <i>Parking and Access:</i> If alley access is available and not incompatible with adjacent single-family development, access to parking shall be from the alley. When access is provided from the street, the driveway width and location shall be approved by the city engineer. <i>Parking:</i> Parking may be located in or under the structure, or in the required rear and side yards (other than a side street side yard). Parking may not be located in the required front or side street side yards except for single-family residences. Driveways and parking areas for more than four vehicles shall be screened from adjacent residential properties by a wall or solid evergreen hedge at least five feet in height. If parking is located in or under the structure, the parking must be screened by a front facade and a side screening facade or fence along the side of the structure.	17.20.090(3) Proposed Design review and design guidelines <i>Parking and Access:</i> a) The proposed development conforms to the Development Standards for Local Residential Access Streets as set forth in CMC to 120.000 C, excluding the following design requirements: b) Sidewalks. Sidewalks may not be separated from the curb by a planting or filler strip in order to provide efficient land use consistent with efficient urban use of properties. c) Rolled Curbs. Owners shall have the option of either barrier or rolled curbs for the development. d) Alley. An alley layout is not required within this development proposal. The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets. In lieu of alleys, emphasis was put on grouping private open space together adjacent to existing development that will serve as private open space between new development and neighboring parcels. e) Vehicular access to all lots will be from public streets. f) The vested standard for construction of roads and all other construction within the publicly owned right-of-way shall be based on the current (2021) published edition of the Standard Specifications for Road, Bridge and Municipal Construction, and Standard Plans for Road and Bridge construction as published by Washington State Department of Transportation and American Public Works Association as modified by the city's construction standards.	The project site is located on the exterior limits of the City and not within the core residential area where alley access is more prominent. Modifying this code provides a variety of options and ability to meet the underlying density while keeping a nice curb appeal.

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EXHIBIT G

Source of Full Record: Proposed Standards

The complete record of the *Proposed Standards*, containing seventeen (17) proposed revisions, is available at the following source:

<https://cleelum.gov/wp-content/uploads/2025/08/EXHIBI2.pdf>

RECEIVED

By Varnick at 11:01 AM, June 5, 2025

EXHIBIT 5 – TABLE OF PROPOSED STANDARDS

City of Cle Elum Municipal Code

CHAPTER 16.12A SUBDIVISIONS	PROPOSED DESCRIPTION	JUSTIFICATION
Original 16.12A.060(A.1) Development standards Blocks. Blocks shall not exceed eight hundred feet in length nor less than three hundred feet on any single side, unless terrain or property boundaries prevent compliance with this standard.	16.12A.060(A.1) Proposed modified standards No block requirements for this project.	The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets.
Original 16.12A.060(A.10) Development standards Streets. All lots shall abut on a dedicated and improved public street for at least twenty feet.	16.12A.060(A.10) Proposed modified standards Streets. All lots shall abut on a dedicated and improved public street for at least twenty feet. If a shared driveway is proposed for a common wall unit, the adjoining properties can combine their street frontage total to meet the 20-foot street frontage connection minimum requirement.	This is necessary to accommodate common wall unit design and to achieve the allowable density.
Original 16.12A.060(C.2) Development standards Cul-de-sacs. Dead end streets or cul-de-sacs are not permitted unless terrain and parcel conditions result in greater impacts than connected streets. Where permitted, dead end streets shall be constructed with a turnaround located within the right-of-way or in a temporary easement. In no case shall a cul-de-sac exceed four hundred feet in length. Cul-de-sacs shall be located within a minimum right-of-way radius of fifty feet and shall have a minimum paved radius of forty-five feet.	16.12A.060(C.2) Proposed modified standards Cul-de-sacs. Dead end street or cul-de-sac is permitted as proposed by this development. Where permitted, dead end streets shall be constructed with a turnaround located within the right-of-way or in a temporary easement. Cul-de-sacs shall be located within a minimum right-of-way radius of fifty feet and shall have a minimum paved radius of forty-five feet.	Proposed development is on the fringe of City limits where there is no connection to future alleys or through streets other than Third Street and First Street.
Original 16.12A.060(C.3) Development standards Alley. Paved alleys with a minimum width of sixteen feet within a twenty feet of right-of-way shall be provided unless prohibited by physical limitations that are not caused by the proposed street layout or the design of the project.	16.12A.060(C.3) Proposed modified standards No alley requirements for this project.	The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets.
Original 16.12A.060(C.9-Note 4) Development standards In residential areas, sidewalks shall be separated from the curb by a minimum four foot planting strip or filter strip.	16.12A.060(C.9-Note 4) Proposed modified standards In residential areas, sidewalks may be separated from the curb by a minimum four foot planting strip or filter strip.	Allow creativity in the design for a more modern development and variety of street scape.
Original 16.12A.060(C.11) Development standards Vehicular access to single-family residential lots shall be limited to the alley unless otherwise approved through an alternative access plan as part of an approved subdivision by the city.	Original 16.12A.060(C.11) Proposed Development standards Vehicular access to single-family residential lots shall be limited to either alley or public street access.	Allow creativity in the design for a more modern development and variety of street scape.
Original 16.30.040(D) Final plat procedures Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The director shall have the final plat recorded with county auditor.	16.30.040(D) Proposed final plat procedures Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The developer shall have the final plat recorded with county auditor.	Common practice is to have the developer record the final plat.

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EXHIBIT H

Source of Record: Public Notice Issued Prior to SEPA Review

The official record of the *Bullfrog Flats Development* (City of Cle Elum Planning Department) demonstrates that public notice was issued prior to the City's SEPA consideration.

The full record is publicly available at:

<https://cleelum.gov/city-services/planning/bullfrog-flats-development/>



year period and includes 1,334 single family and multifamily housing units, 950,000 square of business park uses, extensive open space including parks, trails and recreational facilities. Sites for affordable housing and expansion of the city cemetery will also be set aside and dedicated to the city. The master plat includes phasing details, such as proposed phases, residential units, and roadways for the development. The application also requests to transfer the Development Agreement from Sun Communities, and extension of the Development Agreement by 10 years, through 2037. As each phase proceeds, individual preliminary subdivision and grading, excavation, and filling applications will be submitted to further subdivide the land and install the necessary infrastructure for residential lots.

The Applications for the Master Plat, Preliminary Plats and associated documents, as well as background information can be accessed by clicking on the following links.

- Applications
- Notice of Complete
- Notice of Application
- Notice of Public Hearing
 - Public Hearing Agenda (1/30/25)
- Combined Notice of Availability of EIS Addendum & Adoption Pursuant to the State Environmental Policy Act (SEPA)
- 2025 EIS Addendum (1/15/25)
- 2025 EIS Addendum Appendices (1/15/25)
- Staff Recommendation and Complete Record (updated 2/05/25)
- Hearing Examiner Recommendation (3/3/25)
- Notice of Decision (March 27, 2025)

- Background information

Blue Fern Development Project website: <https://bullfrog-flats.com/>

