

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



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NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

DATE: November 13, 2025
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: City of Cle Elum, Planning Department
APPLICANT: John Woodworth on behalf of Hope Source
FILE NUMBER: CL3-2025-001, SDR-2025-004, SEP-2025-002
LOCATION: Vicinity of Short Ave/E Fourth St and Floral Ave
TAX PARCEL NUMBERS: 113034, 123034, 283034
DATE OF APPLICATIONS: August 14, 2025
DATE OF COMPLETENESS: November 6, 2025

PROJECT DESCRIPTION: Proposal to develop a vacant site in the Multi-Family Residential (MFR) zoning district, including forty-one (41) residential units within six (6) three-story six-plex buildings and one (1) three-story five-plex building, a 5,000-square-foot child development center, and a common building with laundry, meeting, and maintenance facilities. The project also includes surface parking, sidewalks, and other required site improvements.

NOTICE OF ENVIRONMENTAL REVIEW: This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Cle Elum, Planning Division, has been established as the lead agency, under WAC 197-11-928 for this project. The City of Cle Elum has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) under the optional DNS process (WAC 197-11-355). This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination, when issued, may be obtained by request and may be appealed pursuant to CEMC 14.30.230. This notice is also subject to the National Environmental Policy Act (NEPA).

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Stormwater Permit

Required Studies: N/A

Existing Environmental Documents: Geotech Report, Traffic Impact Analysis (TIA), Cultural Resources Survey, Limited Phase I & II Report

Development Regulations for Project Mitigation and Consistency Include: the State Environmental Policy Act, the Cle Elum Zoning Ordinance, and the Cle Elum Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. The comment period for this review closes at 4:30 p.m. on **December 1, 2025**. Written comments received by this deadline will be considered prior to issuance of the final SEPA determination. This proposal requires a Public Hearing which will be scheduled at a later date. Please reference file numbers (CL3-2025-001, SDR-2025-004, SEP-2025-002) and applicant's project name (Teanaway Court) in any correspondence you submit. You can mail or submit your comments to:

**City of Cle Elum, Attention: Planning Department/Teanaway Court
119 West First Street, Cle Elum, WA 98922**

NOTICE OF DECISION A copy of the SEPA threshold determination and Notice of Public Hearing will be mailed to parties of record and entities who were provided this notice once it is rendered.

The file containing the complete application is available for public review upon request at the City of Cle Elum, 119 W First Street, Cle Elum, WA 98922. If you have any questions on this proposal, please contact Colleda Monick, Planning Consultant at (509) 864-1976, or email to: planning@cleelum.gov