

City of Cle Elum
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CITY OF CLE ELUM
FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION
for
REQUEST FOR CLASS 3, SITE & DESIGN, AND ENVIRONMENTAL REVIEW

File Numbers: CL3-2025-001, SDR-2025-004, SEP-2025-002

APPLICANT:	John Woodworth on behalf of Hope Source
APPLICANT ADDRESS:	117 S Main St., Ste 400, Seattle, WA 98104
PROPERTY OWNER:	Teaway Court Associates LLLP
PROPERTY OWNER ADDRESS:	606 W 3 rd Ave, Ellensburg, WA 98926
PROJECT LOCATION:	Vicinity of Short Ave/E Fourth St and Floral Ave
PARCEL NUMBER(S):	113034, 123034, 283034
DATE OF REQUEST:	August 14, 2025
DATE OF RECOMMENDATION:	February 4, 2026
STAFF CONTACT:	Colleda Monick, Planning Consultant

I. DESCRIPTION OF REQUEST:

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.

II. SUMMARY OF RECCOMENDATION:

The Administrative Official recommends approval, subject to conditions.

III. FACTS:

A. Processing

1. The applications for a Class 3, Site and Design Review, and a SEPA checklist were received on August 14, 2025.
2. The applications were deemed complete for processing on November 6, 2025.
3. The applications are being processed under Cle Elum Municipal Code ("CEMC") 14.30.070 - Procedures for a Type 3 review, as part of a consolidated review process CEMC 14.30.020(B).

4. In accordance with CEMC 2.60.060, the Hearing Examiner has the authority to render a decision on this matter. Additionally, CEMC 14.30.040 designates the Hearing Examiner as responsible for conducting the public hearing and making decisions on Type 3 applications.
 5. **Public Notice:** In accordance with CEMC 14.30.110, notice was provided for these applications as follows:
 - a. The subject property was posted with a land use action sign on November 13, 2025.
 - b. A Notice of Application and Environmental Review was sent to the applicant, agencies with jurisdiction, the Confederated Tribes and Bands of the Yakama Nation, the Confederated Tribes of the Colville Reservation, and the Snoqualmie Tribe, and adjoining property owners within 300 feet of the subject property on November 13, 2025.
 - c. Notices were also provided at City Hall and posted on the city website under Public Hearings.
 - d. On January 15, 2026, a Notice of Public Hearing was issued, including a legal notice in the Northern Kittitas County Tribune. A Determination of Non-significance was also issued.
 - e. On January 15, 2026, the Staff recommendation was made available for public review on the city's website.
 6. **Environmental Review:** This application was required to undergo State Environmental Policy Act (SEPA) review because it proposes the construction of 41 units, exceeding the four dwelling unit threshold (CEMC 14.40.040(A)(1)). Notice was mailed on November 13, 2025. The public comment period ended on December 1, 2025. Nineteen (19) comments were received from SEPA Agencies and the public which are outlined in accordance with WAC 197-11-355 and CEMC 14.40, a DNS was issued on January 15, 2026, which was not appealed at the time this staff report was prepared.
- B. Current Zoning and Land Use:**
1. The subject property includes three parcels, is approximately 4.29 acres, is zoned Multi-Family Residential, and is currently vacant.
 2. CEMC 17.20.005 states, the purpose and intent of the multiple-family residential district is to provide for and protect higher density urban residential areas where a mixture of residential uses may occur. The multiple-family residential zone may include single-family dwellings, duplexes, townhouses, zero lot line, common wall or multiple-unit dwellings with a higher allowed density per acre than the single-family residential zone. The multiple-family residential district should also protect sensitive natural areas, provide for the efficient use of land and public services, reinforce more intense adjacent land uses such as retail, and provide appropriate vehicular and pedestrian access.
 3. The surrounding properties contain uses and zoning as follows:

Direction	Zoning	Land Use
North	Residential	Single-Family Residences
South	Public Use/Residential	Public Works/Single-Family Residences
East	Residential	Vacant Land
West	Residential	Single-Family Residences

C. Development Review:

1. Public Works/Engineering

Access to the development is proposed to be via Short Avenue. The proposed development will cause increased pedestrian and vehicle traffic without adequate safety precautions for pedestrians. Current frontage infrastructure does not meet City of Cle Elum municipal code and is not adequate to support the additional pedestrian and vehicular traffic. Therefore, in order to alleviate the resulting impacts from the change in use proposal, the City is requiring the following improvements:

- a. Nineteen (19) feet of additional right-of-way shall be dedicated along the property frontage to Short Avenue right-of-way to accommodate road improvements in accordance with CEMC 16.12A.
- b. Short Avenue shall be improved for the length of the property frontage to Short Avenue right-of-way including twenty-four (24) feet of asphalt roadway, barrier curb and gutter along the west side of the road improvements, and six-foot sidewalks on the west side, illumination, and stormwater facilities, consistent with CEMC 16.12A. Short Avenue (off-site) shall be improved from Third Street to the southern property boundary line including thirty-two (32) feet of asphalt roadway, and stormwater facilities, consistent with CEMC 16.12A. Alignment of Short Avenue off-site improvements shall be positioned to accommodate future extension of the six-foot sidewalk down to Third Street.
- c. Internal private drive aisles and fire access roads shall be designed and constructed consistent with CEMC 17.56 and the 2021 International Fire Code (IFC) published by the International Code Council, Inc., as adopted and amended by the Washington State Building Code Council in Chapter [51-54A](#) WAC.
- d. There is an existing power line running west to east through northern portion of property identified on the topographic survey. No easement was identified on the survey. The relocation of the line/services to facilitate property development must be coordinated with the utility provider.

2. Stormwater

All stormwater must be retained onsite consistent with the CEMC 16.12A.060, the City's 2024 Construction Standards and the 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 before any land disturbing activities begin and permits are given. In accordance with Chapter 6 of the City's 2024 Construction Standards, Water Quality 24-Hour Storm shall be designed for 1.22 inches of precipitation. This 24-hour water quality storm event is intended to provide treatment for the "first flush" events.

Design calculations for peak flow and peak volume storage requirements shall be based on the 25-year design storm warranting the largest storm sewer facility size. The 25-Year, 3-Hour Storm (Regional Short-Duration Storm) shall be designed for detention/retention of 1.11 inches of precipitation. The 25-year, 72-Hour Storm (Regional Long-Duration Storm) shall be designed for detention/retention of 3.48 inches of precipitation (uses 25-year, 24-hour storm intensity).

- a. The plan shall provide for the on-site treatment and detention/retention of all increased runoff based on the design storm over the predevelopment conditions.
- b. Treatment standards shall be based on best management practices identified in the Washington State Department of Ecology's Stormwater Management Manual for Eastern Washington or an equivalent manual deemed acceptable by the city. No untreated stormwater shall be discharged offsite.
- c. The overflow of runoff in excess of the design storm quantities must be situated or directed to locations to where it would have discharged prior to development. Appropriate methods must be used to attenuate flows so that erosion or damage to downstream properties or critical areas does not occur. The drainage plan shall include all calculations for the determination of the required size of the stormwater treatment and retention/detention system.
- d. The project may require coverage under the Washington State General NPDES Permit for construction projects. The Developer shall be responsible for compliance with the State stormwater permit conditions and shall provide the City with a copy of the Ecology approved Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), or Erosivity Waiver Certification as applicable.

3. Sewer

The development will be served by the City of Cle Elum municipal wastewater system, regulated by the Washington State Department of Ecology. The Upper Kittitas County Regional Wastewater Treatment Plant (WWTP) is owned and operated by the City of Cle Elum.

The WWTP is currently operating at less than 40-percent of capacity, and the City of Cle Elum is using less than 40-percent of its allocated WWTP volume capacity. Therefore the City has sufficient ability to provide sewer services to the proposed development.

- a. Pursuant to the City's 2024 Construction Standards, Chapter 5 - Sanitary Sewer System, sewer lines shall be extended by the Developer to the point where the adjoining property owner's responsibility for further extension begins. Extensions will be consistent with and implement the City's adopted General Sewer Plan, including alignments, sizes, and depths necessary to serve future areas within the Urban Growth Area (UGA) boundary.

There is an existing sewer main located just to the south of the property in the intersection of Short Avenue and Second Street. Extending the sewer line up Short Avenue along the eastern frontage of the property to the northern limits of Short Avenue right-of-way is required. The new sewer mainline will need to be designed per CEMC and City Engineering Standard Details. The site plan will need to show the proposed sewer services and/or proposed new sewer mainline per Chapter 13.08 CEMC.

- b. The proposal is to service the development with a private sanitary sewer collection system, connected to the City of Cle Elum public sewer main extended up Short Avenue. Pursuant to CEMC 13.08.370, where combined commercial and residential uses are combined into a single account, and are served by a common water meter, the monthly sewer rate shall be based on the account's highest user classification of the users discharging to the sewer system. The development would be classified as Commercial due to the daycare. A monitoring manhole shall be placed on the private collection main at the western edge of Short Avenue right-of-way. If the proposal is to service the development with a public sanitary sewer main extending through the private development, it will require dedication of a public utility easement in accordance with the City's 2024 Construction Standards. Pursuant to CEMC 13.08.370, where combined commercial and residential uses are combined into individual accounts for each building served by a water meter will be established. The daycare building will be classified as Commercial, and a monitoring manhole shall be placed on the private sewer service prior to connection to the public main.

- c. Pursuant to Chapter 13.10 CEMC, all new sewer customers shall be required to pay a connection charge which shall include a system connection charge, a capital reimbursement charge, and an administrative fee at the time of issuance of the building permit.
- d. Pursuant to CEMC 13.10.030, the new buildings constructed and associated ERUs will be allowed to connect to and be served by the existing facilities on a permanent basis subject to payment of the Sewer Connection Fees. The total connection charge, including the capital reimbursement charge established in CEMC Section 13.10.040, are per Table 13.10.030.

4. Water

The proposed development is located within Zone 1. Zone 1 reservoir has adequate capacity and standby storage, and connections available to service the 41-unit development and 66 student daycare associated with the proposed development.

There is an existing 12-inch water main located at the intersection of Short Avenue and Third Street.

- a. Pursuant to the City's 2024 Construction Standards, Chapter 4 - Water System Improvements, water lines shall be extended by the Developer to the point where the adjoining property owner's responsibility for further extension begins. Extensions will be consistent with and implement the City's adopted Water System Plan, including alignments, sizes, and depths necessary to serve future areas within the Urban Growth Area (UGA) boundary. There is an existing water main located just to the south of the property. Extending the water line up Short Avenue along the eastern frontage of the property, to the northern limits of Short Avenue right-of-way is required. The new water main will need to be designed per CEMC and City Engineering Standard Details. The site plan will need to show the proposed water services and/or proposed new water main per Chapter 13.12 CEMC.
- b. The proposal is to service the development with a private potable water main distribution system, and a private fire main distribution system connected to the City of Cle Elum public water main extended up Short Avenue. Pursuant to CEMC 13.12, the private potable water distribution system and fire protection system must be separate systems. The private potable water distribution system shall have a single water meter and premise isolation placed at the western edge of Short Avenue right-of-way. The private fire protection system shall have a double detector check valve premise isolation placed at the western edge of Short Avenue right-of-way. If the proposal is to service the development with a public

water main extending through the private development, it will require dedication of a public utility easement in accordance with the City's 2024 Construction Standards. Pursuant to CEMC 13.12, the public potable water distribution system and fire protection system will be provided in a combined public water main. The public water distribution system shall have an individual water meter and premise isolation for each building.

- c. Pursuant to Chapter 13.14 CEMC, all new or increased connections to the water system shall be required to pay the capital reimbursement charge prior to connection to the system in addition to the connection fees established by Chapter 13.12 CEMC at the time of issuance of the building permit.
- d. The Connection Charge Fee Schedule shall be established by the most current resolution adopted by the City Council in effect at the time of payment and shall be payable prior to building permit issuance or prior to physical connection to the system.
- e. There is in excess of 4,300 gpm of fire flow at 62 psi residual pressure available in the City's public water system at the intersection of Third Street and Short Avenue. The extension of a private dead-end fire main through site appears to provide approximately 1,900 gpm of fire flow at 29 psi residual pressure. Building fire flow requirements and exact fire flow availability shall be verified by developers design team based on private fire main design specifics.
- f. There is an existing 2" steel waterline running west to east through northern portion of property servicing three residential properties. No easement was identified on the provided topographic survey, likely located in alley right-of-way before it was vacated, and easement was likely reserved in right-of-way vacation ordinance, or a prescriptive easement. The developer may relocate this line/services as necessary to facilitate property development. If the line/services are relocated, easement must be provided for the new locations.

5. Traffic

- a. A Traffic Impact Analysis prepared by transprogroup (Exhibit B-13) was submitted, dated October 2025. The purpose of the report was to identify potential significant and adverse traffic impacts resulting from the project and proposed where appropriate, outline programmatic and/or physical improvements to minimize or eliminate those impacts should be considered. The report recommended no offsite mitigation.

6. Building

- a. All construction drawings must be prepared and stamped by a Washington state licensed design professional (architect or engineer). The licensed professional must not only be designing for structural

integrity (lateral and gravity loads) but also for life safety and architectural barriers throughout the building(s). Each building must have a separate building permit application along with separate building plans and documentation.

- b. Pursuant to Section 429 of the Washington State Building code, electric vehicle charging infrastructure will be required to be shown on the site plan depending on the number of parking spaces provided. The parking lot shall be equipped with 10% EV Charging Stations, 10% EV Ready, and 10% EV Capable Parking Spaces.

7. Fire

Adopted Fire Code - Appendix C and D (IFC 2021) the 2021 IFC includes requirements in Appendices C and D related to fire apparatus access and water supply. These appendices outline specifications for fire lanes, hydrant locations, and access roadways that are crucial to fire department operations.

- a. Hydrant Locations - Hydrants must be located on the same side of the road as the building and within a maximum distance of 400 feet from any point of the building.

Hydrants must be located on the same side of the road as the building and within a maximum distance of 100 feet from the FDC or Riser room point of the building. 507.5.1.1 IFC 2021.

All Hydrants should be equipped with a 5-inch Storz fitting, which is a standardized fitting used by many fire departments for quicker connections to fire hoses.

- b. Road Width for Fire Apparatus Access – Minimum width of access roads should be 26 feet for properties with buildings taller than 30 feet.

Roadway grade must not exceed 10 percent, ensuring that fire apparatus can safely traverse the roads.

- c. Driving Surface - the driving surface must be asphalt, concrete, or other approved surfaces capable of supporting fire apparatus weighing up to 75,000 pounds (approximately 34,050 kg).
- d. Dead-End Fire Apparatus Access Road Turnaround - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with [Table D103.4](#). 120' Hammerhead maintained by proper signage.
- e. Turn Radius Requirements - The minimum inside turning radius for fire apparatus is 26 feet.

The minimum outside turning radius for fire apparatus is 50 feet.

- f. Aerial Fire Apparatus Access - Aerial fire apparatus (such as ladder trucks) must have access roads with a minimum unobstructed width of 26 feet (measured exclusive of shoulders) in the vicinity of the building.
- g. Fire Apparatus Access Road Marking - SECTION 202 GENERAL DEFINITIONS FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lanes, public street, private street, parking lot lane and access roadway.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with [Section 503.6](#), and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

Fire apparatus access roads should be clearly marked with “No Parking—Fire Lane” signs.

- Sign dimensions: Minimum 12 inches (305 mm) wide by 18 inches (457 mm) high.
- Lettering: Red letters on a white reflective background.
- These signs should be posted on both sides of roads 20 to 26 feet wide.

- h. Separation of Fire Apparatus Access Roads - When two fire apparatus access roads are required, they must be placed at least half the length of the maximum diagonal dimension of the property apart, measured in a straight line between the access points.

- i. Fire apparatus access road gates - Gates securing the fire apparatus access roads shall comply with all the following criteria:
- Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
 - Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
 - Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.
 - Construction of gates shall be of materials that allow manual operation by one person.
 - Gate components shall be always maintained in an operative condition and replaced or repaired when defective.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be Knox box keyed.
 - Methods of locking shall be able to gain access from Knox key.
 - Electric gate operators, where provided, shall be listed in accordance with UL 325.
 - Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

- j. Address Identification - The building's address must be legible and clearly visible from the street or road in front of the property.

Address characters must contrast with their background and must be Arabic numerals or alphabetic letters (numbers cannot be spelled out).

Each character must be at least 4 inches high with a minimum stroke width of ½ inch.

For properties accessed by private roads, the address should be displayed on a monument, pole, or sign at the entrance, ensuring it is visible for emergency response.

Address identification should be maintained and kept up to date.

- k. 903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed

throughout in accordance with [NFPA 13D](#). 910.4.1 Automatic sprinklers required. The building shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1.

8. Public Comments:

During the public comment period, the city received comments from two agencies, one tribe, and sixteen citizens. A summary of the comments is provided below.

(Full comments can be found within the record. Exhibit D-01 through D-19)

- a. On November 20, 2025, the Bonneville Power Administration (Exhibit D-01) provided written comments, summarized below:

This project does not directly impact BPA facilities, and BPA does not have any objections to the approval of this request currently.

- b. On November 26, 2025, the State of Washington Department of Ecology (Exhibit D-03) provided written comments, summarized below:

Ground-disturbing projects that may discharge stormwater off-site are advised to obtain the NPDES Construction Stormwater General Permit, which typically takes 38–60 days to process. The permit requires a SWPPP with erosion and sediment controls in place before any clearing or construction. Unpermitted off-site stormwater discharge is a violation of RCW 90.48 and may result in enforcement. Applicants may contact the Department of Ecology for additional guidance.

Staff Response: The City acknowledges Ecology’s recommendation regarding the NPDES Construction Stormwater General Permit. The City’s stormwater standards already require that all stormwater be fully retained and treated onsite in accordance with CEMC 16.12A.060, the 2024 Construction Standards, and the 2024 Stormwater Management Manual for Eastern Washington. A stormwater drainage plan and report, prepared by a Washington-licensed engineer, must be submitted and approved prior to any land-disturbing activity. These plans must demonstrate compliance with peak-flow, volume, treatment, and design-storm requirements, ensure no untreated stormwater is discharged off-site, and provide appropriate overflow measures consistent with pre-development flow paths.

Given these existing requirements, applicants are responsible for securing any additional state permits, including NPDES coverage when applicable, to ensure protection of water quality and compliance with RCW 90.48.

- c. On November 30, 2025, the Confederated Tribes of the Colville Reservation (Exhibit D-02) provided written comments, summarized below:

*The Tribe confirms the project area lies within traditional Wenatchi territory and evaluated the proposal using Tribal and State cultural sensitivity information. The Tribe concurs with the level of cultural resource investigation conducted, agrees with the impact analysis, and concurs with the finding of **no adverse effects** to historic or cultural properties. They note that comments may be revised if new information becomes available.*

- d. The City received one written comment in favor of the project, citing the strong need for affordable housing, childcare services, and other economic and social benefits of the development. (Exhibit D-09 (Denton)).
- e. The City received fifteen written comments (see exhibit D-04 -D08 and D-10 – D-16) from the public expressing a broad range of concerns related to the proposed project. While the specific opposition topics varied, several common themes emerged. These included concerns about compatibility, aesthetics, property values, and privacy, as well as the height of proposed buildings and the potential impacts of three-story structures. Residents also raised issues related to traffic, neighborhood character, and the potential for setting “unsuitable precedents”. Other topics included environmental considerations such as wildlife habitat and overall ecological impacts, fire danger and emergency service access, noise, light pollution, and glare. Comments also addressed a lack of consistency with the City’s Comprehensive Plan goals and policies, adherence to the Cle Elum Municipal Code, and the capacity of infrastructure, including water and sewer systems. A complete record of the comments, including the frequency of each concern, is included in the project file (see Exhibit E-01 (matrix summary)) and has been considered in the City’s review and decision-making process.

Staff Response: The City acknowledges the residents who took the time to contribute to this public process by submitting comments. As outlined in the findings of this recommendation, this project is consistent with all applicable approval criteria and development standards of the CEMC and Comprehensive Plan goals and policies.

D. Applicable Law

1. Project Review Classifications, CEMC 14.30.020(B)

It is the goal of the city to consolidate the permit processing for projects or development activities that require two or more permits or approvals. The mayor and city administrator, or their designee, shall determine the appropriate means of consolidating the processing of all permits and approvals and shall assign the highest-class review classification of the individual permits being sought to the consolidated permit application (with Type 5 being the highest followed by Type 4, 3, 2, and 1). This consolidation, sometimes referred to as a “master” application, may include integrating public hearings, establishing unified

comment periods, and/or concurrent reviews. The mayor and city administrator, or their designee, are authorized to make modifications to the procedural requirements of this title in order to effectively consolidate project reviews.

2. Type (3) Review, CEMC 14.30.070

The project is subject to procedures for a Type 3 Review. Pursuant to these procedures, the applications are also being reviewed for consistency with the following goals and policies of the Cle Elum Comprehensive Plan and the zoning designation of the property, Multi-Family Residential.

3. Table of Permitted Land Uses, CEMC 17.14.030

Day Care Centers are a Class 3 permitted use which may be approved in the Multi-Family Residential zoning district through a Class 3 Review process.

Multi-Family Development is a Class 1 permitted use in the Multi-Family Residential zoning district.

4. Land Use Classification System, CEMC 17.14.020(C)

Class (3) uses are generally not permitted in a particular district but may be allowed by the hearing examiner after a Type (3) review and public hearing. The hearing examiner may approve, deny, or impose conditions on the proposed land use and site improvements to promote compatibility with the intent and character of the district and the policies and development criteria of the Cle Elum urban area comprehensive plan.

5. Definitions, CEMC 14.20.030

“Day care center” means a facility providing regularly scheduled care for a group of children, one month of age through twelve years of age, for periods less than twenty-four hours at a time. Preschools are considered day care centers for city land use regulation purposes.

“Height of building” means the vertical distance from the adjoining grade to the highest point of the coping of a flat roof or the deck line of a mansard roof or the highest point of a pitched or hipped roof. The adjoining grade shall be measured at a point five feet horizontally from the building wall when such ground surface is not more than ten feet above the lowest grade on the property. If the lowest grade is more than ten feet below the adjoining grade, height shall be measured from a point ten feet above the lowest grade.

“Multifamily development” means a structure or structures, or portion thereof, designed for occupancy by three or more families living independently of each other and containing three or more attached or detached dwelling units on a lot. Any combination of three-plus, duplex and detached single-family dwellings that have a common driveway access on a single lot of record is considered multifamily development.

6. Site and Design Review, CEMC 14.30.140

Site and design review is required to ensure that proposed development is consistent with the Comprehensive Plan and the intent of the applicable zoning district. Projects shall be designed to promote public health, safety, and welfare while maintaining compatibility with surrounding land uses. Approval is subject to compliance with applicable standards, including but not limited to, building placement, architectural design, landscaping, parking, lighting, and pedestrian access.

7. Design guidelines, CEMC 17.20

Setbacks

- i. Front: 10 feet (CEMC 17.20.030)
- ii. Rear: 20 feet (CEMC 17.20.040)
- iii. Side: A side yard abutting a street or right-of-way shall have a minimum width of fifteen feet. In the MFR zoning district, the standard setback requirement from the side property line shall be ten feet. However, the following uses may have a reduced setback of five feet from the side property line: single-family homes, duplexes, common-wall structures, and accessory structures. Side yard setbacks shall be measured from the drip line of the principal structure's eave to the property line. (CEMC17.20.050)
- iv. Lot coverage: The impervious surfaces on the lot or development site, including structures, sidewalks, and driveways, shall not cover more than eighty percent of the total lot area. (CEMC 17.20.080)
- v. Height limit: No building hereafter erected or structurally altered within or moved into the district shall exceed thirty-five feet. (CEMC 17.20.070)
- vi. Minimum lot size/density (CEMC 17.20.060)
Within the multiple-family residential district, the minimum lot size for single-family dwellings, duplexes, zero lot line, common wall, and townhouses shall be five thousand square feet. The minimum density shall be seven dwelling units per acre and the maximum density shall be determined by the ability to meet the required development standards.

The maximum number of units permitted on a site = [(the total site area in acres) – (the area of streets, rights-of-way, and access easements, in acres)] × (the maximum number of dwelling units permitted per net residential acre).

(Any fraction of a dwelling unit shall be rounded up to the next whole number if one-half or over or down to the next whole number if less than one-half.)
- vii. Design review (CEMC 17.20.090)

All buildings except single-family dwellings, duplexes and their accessory structures shall be subject to the city's site and design review process (CEMC Section [14.30.140](#)) and the following design guidelines for the MFR district:

- A. *Front Facades.* Modulation shall be required if the width of the front facade exceeds thirty feet.
- B. *Side Facades.* On corner lots, side facades that face the street shall be modulated if greater than forty feet in width.
- C. *Modulation Standards.* Minimum depth of modulation shall be four feet. Minimum width of modulation shall be five feet. Maximum width of modulation shall be thirty feet.
- D. *Landscaping.* A minimum landscaped area equal to fifteen percent of the lot area shall be provided. In addition, a landscaped area at least five feet in depth shall be provided along street property lines; property lines which abut a single-family zoning district; alleys across from single-family zoning district. Street trees will be required to be consistent with the landscape ordinance of the city.
- E. *Light and Glare Standards.* Exterior lighting shall be shielded and directed downward, away from adjacent properties. Exterior lighting fixtures shall be consistent with the character of the structure.
- F. *Parking and Access.* 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.

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 dwellings, zero lot line, common wall, and duplexes. 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 view-obscuring facade or fence along the side of the structure.

8. Off-Street Parking and Loading Requirements, CEMC 17.56

Off-street parking shall be provided for multi-family residential developments to ensure adequate capacity and functionality. For dwelling units with one or more bedrooms, a minimum of 2.0 parking spaces per unit is required. For daycare centers, 1.0 parking space for every teacher. Parking areas shall be designed to meet dimensional, access, and landscaping standards while minimizing conflicts with pedestrian and vehicular circulation. Uses may provide seventy-five to one

hundred twenty-five percent of the standard amount indicated in CEMC 17.56.040.

9. Landscaping Requirements, CEMC 17.64
Landscaping shall be incorporated into site development to enhance aesthetic appeal, provide screening, and promote environmental benefits. Landscaping plans shall meet minimum planting and buffer requirements, including tree, shrub, and ground cover standards, and ensure compatibility with surrounding land uses. Required landscaping shall be maintained in a healthy condition and designed to mitigate visual, noise, and light impacts while supporting pedestrian-friendly environments.

IV. **FINDINGS:**

A. General Site Conditions

1. The subject property is made up of three parcels and is zoned Multi-Family Residential (MFR).
2. The subject property is currently vacant.
3. There are city sewer and water lines within the vicinity of the project available to be extended to serve the site.
4. The site has frontage on Short Avenue, which is unimproved.

B. Site and design review

Per CEMC 14.30.140(C), the city may approve a proposed site plan or building design in whole or in part, with or without conditions, based on a finding that:

1. The project is consistent with the Cle Elum comprehensive plan and meets the requirements and intent of the Cle Elum Municipal Code, including the type of land use and the intensity/density of the proposed development.

Staff Response: This proposal is consistent with the goals and policies of the Cle Elum Comprehensive Plan and complies with the applicable provisions of the Cle Elum Municipal Code. The project aligns with the intent and purpose of the Multi-Family Residential zoning district, meeting or exceeding all applicable standards, including density, setbacks, lot coverage, building height, parking, and buffer requirements. Based on the analysis presented in this report, the proposed development is appropriate in scale, intensity, and land use for the site.

2. The physical location, size, and placement of the development on the site and the location of the proposed uses within the project avoid or minimize impacts to any critical resource or floodplain area to the greatest extent possible or are compatible with the character and intended development pattern of the surrounding properties.

Staff Response: The project site does not contain any designated critical areas or mapped floodplain. The proposed development's location, size, and placement on the site, as well as the internal arrangement of uses, are consistent with the Multi-Family

Residential zoning and the character and development pattern of surrounding properties. While some concerns regarding compatibility have been raised, the proposal aligns with the intended land use and development standards for the area.

3. The project makes adequate provisions for water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure that the proposed project would not be detrimental to public health, welfare, and safety.

Staff Response: The project makes adequate provisions for water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure that the proposed project would not be detrimental to public health, welfare, and safety.

The following measures have been included to address these essential services:

- a. *Storm Drainage: The applicant will comply with all Stormwater requirements, ensuring that stormwater is effectively managed on-site. This includes the implementation of best management practices (BMPs) to control runoff, prevent erosion, and protect water quality.*
 - b. *There is adequate water and sewer capacity to service development.*
 - c. *An emergency access road is proposed to ensure safe and reliable access for emergency response vehicles.*
 - d. *The project site contains no critical areas, and although some public comments raised concerns regarding wildlife, the site is not identified as a wildlife habitat corridor, and no concerns have been raised by Ecology or the Department of Fish and Wildlife.*
4. Public access and circulation including nonmotorized access and emergency vehicle access, as appropriate, are adequate to and on the site.

Staff Response: The project site includes access off of Short Avenue, as well as an emergency access road designed to allow for complete fire and emergency vehicle access through the site. As part of the development, improvements along Short Avenue will be required to meet city standards, including pedestrian access to Third Street.

5. Adequate setbacks and buffering have been provided. Any reduction to setbacks or buffer widths is the minimum necessary to allow for reasonable economic use of the lot and does not adversely impact the functional value of the critical resource area or adjoining land uses.

Staff Response: The proposed development has been designed as a unified site; however, adequate setbacks cannot be fully verified until the existing parcels are either adjusted through a Boundary Line Adjustment or formally merged into a single lot. Setbacks along internal parcel lines have not been demonstrated to meet code due to the current multi-parcel configuration – if all parcels are merged, the proposed buildings will meet all code requirements for setbacks and lot coverage. Buffering

along the exterior boundaries of the project site have been reviewed and confirmed to meet applicable code standards. Formal consolidation of the parcels will be necessary to ensure full compliance with setback requirements for the development as designed.

6. The physical location, size, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to the surrounding area.

Staff Response: The physical location, size, and placement of the proposed multi-family residential structures are designed to be compatible with and relate harmoniously to the surrounding area while addressing site-specific conditions. The proposed buildings are below the maximum allowable height of 35 feet for both the surrounding residential zoning and the Multi-Family Residential zoning of the project site, with the tallest structure measuring 34 feet, 7 inches. The daycare is strategically located adjacent to the Public Use zone, which includes the City's Public Works building, providing a transition and buffer between the daycare and the predominantly residential uses surrounding the parcels. Overall, the design, scale, buffers and placement of structures maintain consistency with the intended development pattern and character of the neighborhood.

7. The project adequately mitigates impacts identified through the SEPA review process, if required.

Staff Response: There were no environmental impacts identified through the SEPA process and a DNS was issued on January 15, 2026 (Exhibit C-03).

8. The project would not be detrimental to public interest, health, safety, or general welfare.

Staff Response: The project would not be detrimental to public interest, health, safety, or general welfare, as it incorporates necessary measures to safeguard these aspects and provides much needed housing, employment opportunities, as well as childcare services.

C. Design Guidelines

The proposed development, as conditioned, generally meets the design guidelines as outlined in CEMC 17.20. including setbacks, lot coverage and density which is estimated at 9.56 dwelling units per net acre.

17.20.090

- A. *Front Facades.* Modulation shall be required if the width of the front facade exceeds thirty feet.

Staff Response: The code suggests that modulation is required only on façades that face a public street. Based on the site plan, only two buildings—Building 2 and Building D — have façades that face a public right-of-way (Short Ave). Staff cannot determine if

modulation is required for Building 2. Building D appears to exceed the width threshold and includes some form of modulation along its street-facing façade. Detailed review of building elevations will be required at the time of building permit to ensure compliance with modulation requirements.

B. *Side Facades.* On corner lots, side facades that face the street shall be modulated if greater than forty feet in width.

Staff Response: Not applicable, this property is not considered a corner lot.

C. *Modulation Standards.* Minimum depth of modulation shall be four feet. Minimum width of modulation shall be five feet. Maximum width of modulation shall be thirty feet.

Staff Response: Based on the materials provided to-date, staff cannot yet confirm whether the proposed modulation fully meets the dimensional requirements of the code. Each of the proposed buildings does include some form of modulation – but only building 2 and D are required to provide modulation. Building design will be reviewed for conformance at the time of building permit submittal, and meeting these modulation standards will be included as a condition of approval.

D. *Landscaping.* A minimum landscaped area equal to fifteen percent of the lot area shall be provided. In addition, a landscaped area at least five feet in depth shall be provided along street property lines; property lines which abut a single-family zoning district; alleys across from single-family zoning district. Street trees will be required consistent with the landscape ordinance of the city.

Staff Response: According to the site plan, the project provides more than the required minimum fifteen percent landscaping across the site. A continuous five-foot landscaping strip is shown along all applicable property lines, including the street frontage. The plan was drafted by a licensed landscape architect for the state of Washington (see Exhibit B-08).

E. *Light and Glare Standards.* Exterior lighting shall be shielded and directed downward, away from adjacent properties. Exterior lighting fixtures shall be consistent with the character of the structure.

Staff Response: A lighting plan was submitted (see Exhibit B-11), and all proposed fixtures appear to provide internal illumination of the parking areas. The project will be required to comply with all applicable light and glare standards, including the use of fully shielded, downward-directed fixtures consistent with the character of the structure. Compliance will be verified prior to issuance of building permits.

F. *Parking and Access.* 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.

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 dwellings, zero lot line, common wall, duplexes. 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 façade and a view obscuring façade or fence along the side of the structure.

Staff Response: Vehicular access to the site is provided from Short Avenue. The proposed driveway location and width have been reviewed and approved by the City Engineer and Fire Department for adequacy of access and emergency response. Parking is located internal to the site and integrated with the building layout, with structures positioned adjacent to the property lines. This configuration limits visual impacts such as light and glare to surrounding properties and avoids parking within required front or side street yards. Landscaped buffers and required setbacks are provided where applicable, and the overall parking and access design is consistent with the requirements of this section.

D. Off Street Parking and Loading

The project includes 41 one-or-more-bedroom residential units, which requires 82 on-site parking spaces. The daycare requires one space per employee, totaling 15 spaces. The manager's office includes 2 parking spaces. This results in a total of 102 spaces total, with 5 ADA accessible, and 48 EV dedicated spaces.

Staff Response: The proposed site plan (see Exhibit B-12) provides 102 parking spaces, which meets all applicable standards outlined in CEMC 17.56, including number, size, location, landscaping, ADA accessible and EV, EV Ready, and EV Capable.

E. Landscaping

Development applications shall include a landscape plan consistent with the requirements of this section. The landscape plan should be prepared or approved by a licensed landscape architect, certified nurseryman, or certified landscaper, and drawn on the same base map as the development plans.

Staff response: The proposed landscaping plans (Exhibit B-08) are consistent with all applicable standards outlined in CEMC 17.64.030 including providing for total landscaped area, identification of landscape materials, impervious surfaces, and proposed structures.

F. Type 3 Review – Daycare

In accordance with CEMC 14.30.070(9), the Hearing Examiner decision shall be based on the following findings:

- a. The proposal is or is not consistent with the provisions of the Cle Elum Comprehensive Plan and Municipal Code.

Staff Response: The daycare has been reviewed for consistency and has been found to be consistent with the goals and policies of the Comprehensive Plan and the Cle Elum Municipal Code, as documented under IV. Findings (B, E, F, G, J).

- b. The proposal is or is not in the public interest.

Staff Response: The proposed daycare facility is in the public interest. In addition to creating employment opportunities for up to fifteen staff members, the daycare will provide a critical support service to the adjacent affordable housing development by offering convenient, reliable childcare for resident families as well as the broader community. This integration of housing and childcare aligns with recognized best practices in community planning and helps reduce barriers to employment and stability for working families.

Childcare facilities also serve a broader public purpose by addressing a well-documented shortage of licensed childcare options in the region. Increasing local childcare capacity reduces waitlists, supports early childhood development, and meets a significant unmet community need. Access to childcare enables parents and guardians to maintain employment, which in turn strengthens the local economy and promotes household stability. Locating childcare near housing further minimizes transportation burdens and associated costs for families and reduces the traffic impacts created when parents must travel long distances for care.

Moreover, high-quality early learning environments contribute to school readiness and long-term educational outcomes, which benefit the community as a whole. By providing essential services that support working families, encourage young households to remain in the area, and improve overall community well-being, the proposed daycare represents a clear and meaningful public benefit.

- c. Potential adverse environmental impacts have or have not been adequately considered.

Staff Response: There are no onsite critical areas associated with the project, and the application has undergone environmental review under SEPA, resulting in a Determination of Nonsignificance (DNS). This finding confirms that the proposal does not present probable significant adverse impacts to the environment. The project does not create any anticipated traffic failures; transportation impacts were evaluated and found to be adequately mitigated through existing infrastructure and project design.

In addition, no significant concerns were identified related to noise, air quality, stormwater, or utilities. Stormwater will be managed in accordance with City and State requirements, ensuring that runoff is properly treated and contained on-site. The project will connect to existing municipal water and sewer systems with adequate capacity, and no impacts to public services have been identified. Construction-related impacts, such as temporary noise or dust, will be managed through standard best management practices and will be short-term in nature.

Overall, the environmental review process determined that the proposed development will not result in significant adverse environmental impacts, and the DNS reflects that all SEPA considerations—including critical areas, traffic, utilities, stormwater, noise, and public services—have been appropriately addressed.

- d. The proposal does or does not lower the level of service standards established in comprehensive plan and/or the city's concurrency standards have been met.

Staff Response: As proposed and conditioned, the project does not lower the level of service standards established in the Comprehensive Plan, and the City's concurrency requirements have been met. The development has been evaluated with respect to transportation (see Exhibit B-13(TIA)), utilities, and public services, and adequate capacity exists to serve the proposed daycare without negatively affecting service levels for surrounding properties. Any necessary improvements, as required through standard conditions of approval, will ensure that the project continues to operate within the City's adopted concurrency and level of service standards.

- e. Adequate provisions have or have not been made to protect the public health, safety, and welfare. Such provisions may include, but are not limited to, open space, drainage ways, streets and other public ways, transit stops, water supply, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds, and pedestrian and bicycle ways.

Staff Response: As proposed and conditioned, adequate provisions have been made to protect the public health, safety, and welfare. The project has been designed to meet all applicable City standards for streets, sidewalks, drainage, water supply, and sanitary sewer service. Pedestrian access will be required, and stormwater will be managed on-site in accordance with City and state regulations. The project also provides open space and safe circulation for children attending the daycare, ensuring the health and safety of both the public and facility users.

- f. That mitigating measures and dedications are or are not reasonably related and proportional to the impacts created by the proposal.

Staff Response: As proposed and conditioned, the mitigating measures and dedications required are reasonably related and proportional to the impacts created by the proposal. Any right-of-way improvements, utility connections, or other conditions of approval directly address the anticipated impacts of the daycare use and ensure that the project integrates safely and effectively into the surrounding community. These measures are consistent with City standards and are intended to offset potential impacts without imposing requirements beyond what is necessary to mitigate the project's effects.

G. Type 1 Review – Multi-Family Units

In accordance with CEMC 14.30.040(A)(1), applications for Type 1 review shall be reviewed for Consistency, as follows:

- a. Review for consistency with the Cle Elum comprehensive plan.

Staff Response: The multi-family development has been reviewed for consistency and has been found to be consistent with the goals and policies of the Comprehensive Plan, as documented under IV Findings (H).

- b. Review for compliance with the Cle Elum Municipal Code; and

Staff Response: The multi-family development has been reviewed and has been found to be consistent with the Cle Elum Municipal Code, as proposed and conditioned, and can be found under IV Findings (C, D and E).

- c. Site plan and design review, as appropriate.

Staff Response: As proposed and conditioned, the development has gone through appropriate Site and Design Review, which can be found under IV Findings (B).

H. Cle Elum Comprehensive Plan 2037 Future Land Use Map:

1. The future land use designation for all three parcels is Residential
2. The following goals and policies have been identified as relevant to the proposal:
 - Goal LU-1: Management and Implementation
 - Policy LU-1.3 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities exist or can be provided.
 - Policy LU-1.8 Conditional Use Permits, street vacations, variances and other special applications shall only be permitted when there is an overriding permanent public benefit consistent with the goals and policies of this Comprehensive Plan.
 - Policy LU-1.9 Seek to provide adequate and appropriate lands for development for all necessary uses to accommodate the City of Cle Elum 2025 Population Projections.
 - Goal LU-2: Maintain residential quality and livability suitable for a rural town.
 - Goal LU-3: Preserve Cle Elum's natural environment while allowing for growth and development.
 - Policy LU-3.5 All new development shall comply with the provisions of the most recent edition of the Stormwater Management Manual for Eastern Washington as adopted by the City and the Washington State Department of Ecology Best Management Practices.
 - Goal LU-4: Preserve and Protect Residential Neighborhoods
 - Policy LU-4.7 The City shall continue to enforce its Building, Land Use, Zoning and Nuisance regulations to promote the general public health, safety and welfare.
 - Goal LU-8: Protect, conserve and enhance the Cultural, Archeological, and Historic preservation in Cle Elum.
 - Policy LU-8.1 Coordinate and cooperate with tribal, federal, state, and local historic and cultural preservation organizations and agencies, in order to promote cultural, archaeological, and historic preservation within the City.
 - Goal LU-12: Water Quality and Quantity
 - Policy LU-12.6: Adequate on-site disposal of surface water runoff shall be provided by all types of development.
 - Goal LU-13 Drainage, flooding, and stormwater runoff

- Policy LU-13.2 Development shall take adequate measures to minimize significant erosion and flash flooding conditions by: limiting the total amount of impervious surface to be created; planting sufficient vegetation to offset the effects of the impervious surfaces created; and/or providing sufficient drainage facilities to control storm runoff.
- Policy 16.8 Require Best Management Practices (BMPs) contained in the Department of Ecology’s Stormwater Manual for Eastern Washington be implemented for all new development and redevelopment.
- Goal LU-14: Air Quality
- Policy LU-14.2: Maintain acceptable air quality standards.
- Policy LU 14.4 Keep dust to a minimum on all public streets and alleys: 1. All streets and roads inside the City should be paved and maintained; and 2. Dust abatement programs should be continued for remaining unpaved roads until paving can be done.
- Goal LU-15: Noise.
- Policy LU – 15.4: Consider noise impacts within development application review processes.
- Goal LU-17: Climate and Sustainability.
- Policy LU-17.6 Promote compact growth and infill development in areas that are already developed in order to preserve open space and ecological functions and encourage residential access to services.
- Goal LU-18: Aesthetics
- Policy LU-18.9: Create commercial and higher density residential areas, which provide high levels of public amenities.
- Goal LU-21: Maintain Local Control of Planning and Land Use Decisions.

V. CONCLUSIONS:

- A. The Hearing Examiner has jurisdiction to issue a final decision on this matter.
- B. The project is consistent with the purpose and intent of the Multi-Family Residential zoning district and the Cle Elum Comprehensive Plan 2037.
- C. During project review it has been found that the site plan, as conditioned, meets applicable code requirements of Chapters 17.20, 14.40, and 14.30 CEMC.
- D. The Determination of Nonsignificance (DNS) issued on January 15, 2026, which was not appealed at the time this staff report was prepared.

VI. RECOMMENDATION

The Planning Consultant, on behalf of the City of Cle Elum, recommends that the 41-unit multifamily residential complexes, 5,000-square-foot child development center, and a common building with laundry, meeting, and maintenance facilities (CL3-2025-001, SDR-2025-004, SEP-2025-002) be approved based upon the above findings and conclusions and subject to the conditions of approval as follows:

1. Prior to the issuance of any building permits, the applicant shall either complete a Boundary Line Adjustment or parcel merger or provide documentation demonstrating that such action has already been completed and recorded with Kittitas County, to consolidate the project area into a single lot or otherwise configure the parcels so that all proposed structures comply with applicable setback requirements. Recorded documentation of the Boundary Line Adjustment or parcel merger shall be submitted to the City, and all setbacks shall be reverified for compliance.
2. The applicant shall dedicate nineteen (19) feet of additional right-of-way along the property's Short Avenue frontage to accommodate public roadway improvements consistent with CEMC 16.12A.
3. The applicant shall submit civil plans and construct full frontage improvements along the property's Short Avenue frontage, including but not limited to: twenty-four (24) feet of asphalt roadway, barrier curb and gutter on the west side, a six-foot sidewalk on the west side, street illumination, and stormwater facilities. All improvements shall comply with CEMC 16.12A.
4. The applicant shall improve Short Avenue from Third Street to the southern boundary of the project site. Required improvements include thirty-two (32) feet of asphalt roadway and associated stormwater facilities, designed and constructed consistent with CEMC 16.12A. The alignment of these off-site improvements shall allow for the future extension of the six-foot sidewalk to Third Street.

All required Short Avenue right-of-way dedication and frontage improvements shall be designed, permitted, and constructed at the applicant's expense prior to final certificate of occupancy, unless an alternative timing or bonding arrangement is approved by the City Engineer.

5. Building plans submitted for review shall include appropriate façade modulation for any buildings adjacent Short Avenue. Modulation shall have a minimum depth of four feet, a minimum width as appropriate to achieve visual interest, and shall not exceed a maximum width of thirty feet.
6. Any existing or relocated utility lines serving off-site properties shall be protected by recorded easements.
7. Prior to issuance of building permits, the applicant shall have approved civil design plans of the public sanitary sewer main along Short Avenue to the northern limits of the Short Avenue right-of-way, consistent with CEMC and the City's Engineering Standard Details.
8. Prior to issuance of building permits, the applicant shall have approved civil design of the public water main along Short Avenue to the northern limits of the Short Avenue right-of-way, consistent with Chapter 13.12 CEMC and the City's Engineering Standard Details.

9. Prior to issuance of building permits, the applicant shall have approved civil design plans of the private sanitary sewer service through the site, consistent with CEMC and the City's Engineering Standard Details.
10. If the proposal is to service the development with a public sanitary sewer main extending through the private development, it will require dedication of a public utility easement in accordance with the City's 2024 Construction Standards. Pursuant to CEMC 13.08.370, when commercial and residential uses are combined, separate utility accounts shall be established for each building served by a water meter. The daycare building will be classified as commercial, and a monitoring manhole shall be installed on the private sewer service prior to connection to the public main.
11. Prior to issuance of building permits, the applicant shall have approved civil design plans of the private fire and domestic service through the site, consistent with CEMC and the City's Engineering Standard Details. Pursuant to CEMC 13.12, the private potable water distribution system and fire protection system must be separate systems. The private potable water distribution system shall have a single water meter and premise isolation placed at the western edge of Short Avenue right-of-way. The private fire protection system shall have a double detector check valve premise isolation placed at the western edge of Short Avenue right-of-way.
12. If the proposal is to service the development with a public water main extending through the private development, it will require dedication of a public utility easement in accordance with the City's 2024 Construction Standards. Pursuant to CEMC 13.12, the public potable water distribution system and fire protection system will be provided in a combined public water main. The public water distribution system shall have an individual water meter and premise isolation for each building.
13. A monitoring manhole shall be installed on the private sanitary sewer collection system at the western edge of the Short Avenue right-of-way, as required by CEMC 13.08.
14. Building fire flow requirements shall be verified by the applicant's design team and approved by the Fire Chief prior to issuance of building permits.
15. Fire hydrant locations shall comply with IFC 2021 spacing and distance requirements, including maximum distances to buildings and fire department connections, and shall be subject to Fire Chief approval prior to building permit issuance.
16. An updated site plan shall be submitted showing minimum drive aisle widths meeting fire code requirements of 26'. As shown, the northern portion of the site plan shows drive aisles down to 23'.

17. All stormwater must be retained onsite consistent with the City's Construction Standards and 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.
18. All required landscaping shall be installed prior to issuance of a certificate of occupancy, unless a temporary certificate is approved with bonded landscaping. Required landscaping shall be maintained in a healthy condition and replaced as necessary to ensure ongoing compliance with CEMC 17.64.
19. Required EV charging, EV-ready, and EV-capable parking spaces shall be installed and operational prior to issuance of a certificate of occupancy.
20. Operation of the child development center shall not commence until all required state licensing and inspections have been completed, and proof of licensure has been provided to the City.
21. A temporary traffic control plan shall be submitted and approved by the City Engineer prior to construction within the Short Avenue right-of-way.
22. A City of Cle Elum Business License must be obtained before commencing business. The license must be applied for through the Department of Revenue and can be applied for online: www.dor.wa.gov.
23. Any applicable water connection charges shall be paid in full at or before the time a building permit is obtained.
24. Any applicable wastewater connection fees must be paid in full at or before the time a building permit is obtained.
25. Short Ave shall be clearly posted with no parking signage.