

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



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NOTICE OF APPLICATION

DATE: June 12, 2026
TO: Agencies with Jurisdiction, Applicant, and Adjoining Property Owners
FROM: City of Cle Elum, Planning Department
APPLICANT: Bullfrog Flats, LLC
FILE NUMBER: PMU-2026-001
LOCATION: The project site is in the City of Cle Elum, generally bounded by I-90, Bullfrog Road, SR-903, the City Cemetery, and the Washington State Horse Park
TAX PARCEL NUMBER(S): 964102, 12034, 964103, 964104, 964106, 964107, 964108, 955367, 964105
DATE OF APPLICATION: May 28, 2026
DATE OF COMPLETENESS: June 1, 2026

PROJECT DESCRIPTION: The City of Cle Elum has received an application for a Major Amendment to the Bullfrog UGA Development Agreement to allow marketing and sales facilities and structures associated with the sale of new homes within residential development areas of the Bullfrog UGA. The amendment would establish permitted use provisions and applicable development standards for such facilities during the build-out of the community.

REQUIRED PERMITS: Approval of a Major Amendment to the Bullfrog UGA Development Agreement pursuant to the provisions of the Development Agreement and applicable provisions of the Cle Elum Municipal Code. Additional permits may be required for any future construction or occupancy of approved marketing and sales facilities.

ENVIRONMENTAL REVIEW: The Bullfrog UGA Master Plan and Development Agreement have previously been evaluated through environmental review conducted under the State Environmental Policy Act (SEPA), including preparation of an Environmental Impact Statement (EIS). The City has determined that this application will be reviewed utilizing the existing environmental documentation prepared for the Bullfrog UGA and that no additional SEPA threshold determination is required for consideration of this Development Agreement amendment.

REQUEST FOR WRITTEN COMMENTS: Agencies, tribes, and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments received by **4:30 p.m. on June 25, 2026** will be considered. This proposal requires a Public Hearing which has been scheduled for August 18th, 2026. Please reference file numbers (PMU-2026-001) and applicant's project name (Bullfrog Flats, LLC) in any correspondence you submit. You can mail or submit your comments to:

**City of Cle Elum, Attention: Planning Department/Bullfrog Flats, LLC
119 West First Street, Cle Elum, WA 98922**

Or email: planning@cleelum.gov

PUBLIC HEARING AND REVIEW AUTHORITY: A public hearing before the Hearing Examiner will be scheduled following completion of project review. Notice of the hearing date, time, and location will be provided in accordance with applicable City requirements. The hearing date has been set for August 18, 2026 at 6 PM. The Hearing Examiner will conduct an open-record public hearing and make a recommendation regarding the proposed amendment. Final action will be taken by the Cle Elum City Council in accordance with the Development Agreement and applicable City procedures.

If you have any questions on this proposal, please contact Colleda Monick, Planning Consultant at (509) 966-7000, or email to: planning@cleelum.gov