

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



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June 1, 2026

Bullfrog Flats, LLC
Attn: Michelle Branley
18300 Redmond Way, Suite 120
Redmond, WA 98052

*Sent via electronic mail to:
michelle@bluefern.com*

RE: Bullfrog UGA Development Agreement – Notice of Complete for PMU-2026-001

Dear Michelle,

On May 28, 2026, the City of Cle Elum received an application submitted by Blue Fern for a proposed Major Modification to the Bullfrog UGA Development Agreement to allow marketing and sales facilities/structures within the residential development areas of the Bullfrog UGA Master Plan.

The City has conducted the required Completeness Review of the application in accordance with the provisions of the Cle Elum Municipal Code and the existing Bullfrog UGA Development Agreement. The City has determined that the application is complete as of June 1, 2026 and the application will be processed in accordance with CEMC 14.30 and the applicable provisions of the Bullfrog UGA Development Agreement.

In accordance with the Type IV review procedures outlined in CEMC 14.30, the next steps for processing include issuance of a Notice of Application, followed by the scheduling of an open record public hearing. A Notice of Application will be issued within fourteen (14) days of this Notice of Complete Application and will include a public comment period of not less than fourteen (14) days. Notice of the public hearing will be provided at least fourteen (14) days prior to the hearing date, and the staff report will be made available to the public at least fifteen (15) days prior to the hearing.

Please note that while the application has been deemed complete for processing, this notice shall not be considered a notice of approval, nor does it confirm that all applicable code requirements have been met. The City's review of the application, including evaluation of consistency with the Bullfrog UGA Development Agreement and applicable provisions of the Cle Elum Municipal Code, remains ongoing. If additional information, revisions, or clarifications are identified during the review process, planning staff will contact you directly.

If you have any questions regarding this notice or the review process, please do not hesitate to contact Colleda Monick at colleda.monick@cleelum.gov or 509-966-7000.

Sincerely,

A handwritten signature in blue ink, appearing to read "Colleda Monick".

Colleda Monick, Planning Consultant