

*City of Cle Elum*  
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**CITY OF CLE ELUM**  
**FINDINGS of FACT, CONCLUSIONS, & NOTICE OF DECISION**  
**for**  
**REQUEST FOR SHORT PLAT ALTERATION**

File Number: SP-2026-001

**APPLICANT:** Kamiak Real Estate LLC, c/o Scott Lien  
**APPLICANT ADDRESS:** 1700 Westlake Ave N, Ste 200, Seattle, WA 98109  
**PROPERTY OWNER:** Inland Telephone Company, c/o James Brooks  
**PROPERTY OWNER ADDRESS:** 103 S 2<sup>nd</sup> St., Roslyn, WA 98941  
**PROJECT LOCATION:** 4246 Bullfrog Road, Cle Elum, WA  
**PARCEL NUMBER(S):** 11361  
**DATE OF REQUEST:** June 10, 2026  
**DATE OF DECISION:** July 2, 2026  
**STAFF CONTACT:** Colleda Monick, Planning Consultant

**I. DESCRIPTION OF REQUEST:**

The City of Cle Elum has received an application to alter H&D Logging Short Plat No. 1 (Short Plat No. 95-56). The proposal would relocate an existing utility easement entirely within Parcel No. 11361 and establish a revised easement configuration within the existing short plat. No new lots, changes to parcel boundaries, or other alterations are proposed.

**II. SUMMARY OF DECISION:**

The Administrative Official finds that the proposed Short Plat Alteration satisfies the applicable requirements of RCW 58.17.215 and Chapter 14.30 CEMC and approves the application, subject to the conditions contained herein.

**III. FACTS:**

**A. Processing**

1. The application for a Short Plat Alteration was received on June 10, 2026.
2. The application was deemed complete for processing on June 15, 2026.
3. The application is being processed under Cle Elum Municipal Code ("CEMC") 14.30.060 - Procedures for a Type 2 review.
4. **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 June 17, 2026.
  - b. A Notice of Application 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 June 17, 2026.
  - c. Notices were also provided at City Hall and posted on the city website under Public Hearings on June 17, 2026.
  - d. A Notice of Decision was issued on July 2, 2026.
5. **Environmental Review:** Pursuant to WAC 197-11-800(6)(d), the proposed short plat alteration is categorically exempt from SEPA review.

**B. Current Zoning and Land Use:**

1. The subject property is approximately 1.15 acres, is zoned General Commercial, and is currently vacant.
2. CEMC 17.32.010 states, the general commercial district is intended to provide areas for a range of commercial uses which serve the community; to establish standards that assure that new uses are compatible with and enhance existing commercial uses, and to provide protection to uses in other zones.
3. The surrounding properties contain uses and zoning as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	Rural 5 (County)	Single Family Residential/Vacant
South	General Commercial	Multi-Family Residential
East	General Commercial	School District Office
West	Master Planned Resort (County)	Kittitas Co Fire Dist. #7

**C. Public Comments:**

During the public comment period, one comment was submitted which has been included below.

- i. On June 17, 2026, the Bonneville Power Administration provided written comments:

*BPA has reviewed the proposed application. BPA does not have any facilities in this area, therefore has no objections or concerns at this time. Thank you for the opportunity to review.*

**D. Applicable Law**

The proposal involves the alteration of an existing recorded short plat. The Cle Elum Municipal Code does not establish a separate review procedure for alterations of recorded short plats. Accordingly, the application is reviewed pursuant to RCW 58.17.215, which authorizes the alteration of subdivisions and short plats, and CEMC 14.30, which establishes the City's permit processing procedures.

1. Type (2) Review

Pursuant to CEMC 14.30.060, the application is processed as a Type II land use action.

2. Short Plat Alteration

RCW 58.17.215 authorizes the alteration of recorded subdivisions and short plats upon application by the owners of the majority of the property within the subdivision or portion thereof proposed for alteration.

3. Short Subdivisions

The proposal has been reviewed for consistency with the applicable provisions of CEMC 16.14 and the Cle Elum Comprehensive Plan.

**E. Cle Elum Comprehensive Plan 2037**

The proposed short plat alteration relocates an existing utility easement within an existing recorded short plat. The proposal does not create additional lots, modify lot boundaries, change land use designations, alter zoning, or increase development potential. The proposal preserves utility access while improving the configuration of existing easement areas and is consistent with the Comprehensive Plan's goals supporting orderly land development, maintenance of utility infrastructure, and efficient administration of property interests.

**IV. FINDINGS:**

- a. H&D Logging Short Plat No. 1 (Short Plat No. 95-56) is an existing recorded short plat located at 4246 Bullfrog Road, Cle Elum, Washington.
- b. The applicant has requested approval of a Short Plat Alteration to relocate an existing utility easement and establish a revised easement configuration within the existing short plat.
- c. There are no existing utilities located in the current easement.
- d. The proposal does not create additional lots, modify existing lot boundaries, alter zoning, change permitted land uses, or increase development potential.
- e. The proposal does not authorize construction, grading, clearing, utility installation, or other physical alteration of the site.
- f. The proposed alteration preserves utility access to the affected lots while improving the configuration of the existing easement area.

- g. The proposal is consistent with the Cle Elum Comprehensive Plan because it preserves utility access and supports the orderly administration of property interests and infrastructure.
- h. The proposal is consistent with RCW 58.17.215 and the applicable provisions of CEMC 14.30 and 16.14.

**V. CONCLUSIONS:**

- a. The City has authority to review and approve alterations of recorded short plats pursuant to RCW 58.17.215.
- b. The application has been processed in accordance with the Type II review procedures established by CEMC 14.30.
- c. Based upon the findings above, the proposed Short Plat Alteration is consistent with RCW 58.17.215, the applicable provisions of the Cle Elum Municipal Code, and the Cle Elum Comprehensive Plan.

**VI. DECISION**

The Planning Consultant, on behalf of the City of Cle Elum, approves the Short Plat Alteration based upon the above findings and conclusions and subject to the conditions of approval as follows:

- a. The applicant shall record the revised short plat in a form acceptable to the Kittitas County Auditor.
- b. Approval is limited to the easement relocation depicted on the approved Short Plat Alteration and shall not be construed as approving any modification of lot boundaries, lot configuration, or other property interests not expressly shown on the approved alteration document.

Entered this 2<sup>nd</sup> day of July, 2026, pursuant to the authority granted under CEMC 14.30. This decision constitutes the final zoning review and is hereby granted and forwarded to the Building Official.

This approval shall become effective upon expiration of the appeal period established by CEMC 14.30.230. Following expiration of the appeal period, the approved Short Plat Alteration may be recorded with the Kittitas County Auditor in accordance with RCW 58.17.215 and applicable recording requirements.



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Colleda Monick, Planning Consultant for  
Rob Omans, City Administrator for the City of Cle Elum

#### APPEAL

Pursuant to CEMC 14.30.230(A) and (B), this Type 2 land use decision may be appealed only by a party with standing. A written Notice of Appeal must be filed with the City of Cle Elum, in the format prescribed by the City, together with the required appeal fee, within fourteen (14) calendar days of issuance of this Notice of Decision. If the filing deadline falls on a weekend or City holiday, the deadline shall be the next business day. The Notice of Appeal must identify the specific errors alleged and state all grounds for the appeal. Appeals of Type 2 decisions are heard by the City Hearing Examiner.

#### Property Tax

Affected owners may request a change in valuation for property tax purposes.