

City of Cle Elum
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COMBINED NOTICE OF APPLICATION & ENVIRONMENTAL REVIEW

DATE: August 20, 2026
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: City of Cle Elum, Planning Department
APPLICANT: Washington State Horse Park Authority
FILE NUMBER: SEP-2026-003
LOCATION: 1202 Douglas Munro Blvd., Cle Elum, WA
TAX PARCEL NUMBERS: 11851
DATE OF APPLICATIONS: July 15, 2026
DATE OF COMPLETENESS: August 19, 2026

PROJECT DESCRIPTION: The Washington State Horse Park Authority proposes construction of approximately 2,500 linear feet of eight-foot-tall chain-link fencing with visual screening slats along the north property line of the Washington State Horse Park at 1202 Douglas Munro Boulevard. The fence is intended to control unauthorized access, reduce visual distractions to horses and riders, and improve safety during Horse Park operations and events. Design of the fence has been based on a wildlife and habitat assessment analysis conducted by a wildlife consulting firm, and coordination with the Washington Department of Fish & Wildlife.

Construction will include minor grading and vegetation disturbance along the fence alignment, with larger trees retained where feasible. Approximately 25,000 square feet of clearing will occur. The fence will incorporate gated and ground-level openings to accommodate wildlife movement. Construction is anticipated to occur over approximately two to four weeks, with measures implemented to minimize ground disturbance and erosion.

NOTICE OF ENVIRONMENTAL REVIEW: This is to notify agencies with jurisdiction and environmental expertise, tribes and the public that the City of Cle Elum, Planning Division, is the lead agency for this proposal, under WAC 197-11-928, and intends to follow the integrated review process authorized by WAC 197-11-355. This process allows for a single integrated review and comment period for the application and the SEPA determination. The City of Cle Elum has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). 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. This may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the subsequent threshold determination, when issued, may be obtained by request and may be appealed pursuant to CEMC 14.30.230.

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit, Forest Practice Application (possible)

Existing Environmental Documents: Critical Areas Wildlife and Habitat Assessment by Raedeke Associates, Inc., Revised July 10, 2026; 2010 Cultural Resource Survey by Eastern Washington University Archaeological and Historical Services.

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

Mitigation Measures Being Considered: At this time, mitigation measures that may be adopted pursuant to SEPA as conditions of approval for the proposal will address the following areas of potential impact: critical areas/wildlife habitat; cultural resources; firewising; and significant trees. The City may identify additional mitigation measures as a result of City engineering review and comments from agencies, affected tribes and the public.

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 **September 3, 2026**. Written comments received by this deadline will be considered prior to issuance of the final SEPA determination. Please reference file number (SEP-2026-003) and applicant's project name (Washington State Horse Park (WSHP) Fence) in any correspondence you submit. You can mail, email or submit your comments to:

City of Cle Elum, Attention: Planning Department/WSHP
119 West First Street, Cle Elum, WA 98922
or planning@cleelum.gov

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

If you have any questions on this proposal, please contact Colleda Monick, Planning Consultant at (509) 864-1976, or email to: planning@cleelum.gov