

Bullfrog Flats Phase P-4 Project Narrative

July 23, 2026

Bullfrog Flats - Phase P-4
Project Narrative**Site Information**

Phase P-4 of the Bullfrog Flats Development contains single family detached homes as permitted by Condition of Approval 14 of Attachment B to the Development Agreement. This phase will adhere to the approved Master Plan Development Agreement and meet the following standards:

Residential Breakdown by Phase

Phase	Acres	Preliminary Lots	Proposed Lots	Allowed Lots	Proposed Density	Allowed Density
P-4	29.33	149	152	144 (±10%)	5.18 DU/AC	3-7 DU/AC

Please note that while the number of lots approved under the Master Plan for Phase P-4 has increased above the initially proposed 149, this is allowed as long as the increase or decrease is less than 10%. The now proposed 152 lots sit within the allowable range of 130 and 158 lots and thus meets the density and lot count requirements from the Master Plan.

Bulk Standard Requirements Table

Phase		Typical Lot Width ³	Typical Lot Depth ⁴	Typical Lot Size ⁵	Max Lot Coverage	Max Height	Parking	Front Setback	Rear Setback	Side Setback
P-4	Proposed	50 ft	100 ft	5,000 sf	45%	35 ft	4 stalls ²	20 ft	20 ft	5 ft
	Allowed ¹	50 ft	100 ft	5,000 sf	45%	35 ft	2 stalls	15 ft 20 ft garage	20 ft	5 ft

Notes:

- 1) Per "Single Family Detached (5-7 du/ac), Front-loaded" standards in Section 7 – Other Standards within the Development Agreement.
- 2) 4 stalls are proposed, assuming each lot has 2 spaces in the garage and 2 spaces in the driveways. Some lots may have single car garages or single space driveways but each lot would meet or exceed the 2 required parking spaces.
- 3) Lot widths vary throughout the site, with some being as narrow as 20 feet along the ROW, but the majority are 40-50 feet in width for the buildable portion of the lot.
- 4) Lot depths vary throughout the site, but the majority are at least 100 feet in depth.
- 5) Due to varying lot depth and width, total lot size varies. While 46 lots are below the stated 5,000 SF typical, the average lot size across the 152 lots is 5,257, exceeding the typical.

Landscaping and Open Space

Per the Development Agreement, landscaping areas are required per CEMC 17.64. Landscaping is proposed throughout Phase P-4. Open space is also required by the Development Agreement in the form of pocket parks. Phase P-4 includes at least one large pocket park and three smaller parks. The large park is at least 0.25 acres in size.

Recreation Space Requirements Table

Phase	Acres	Dwellings	Required Open Space	Provided Open Space	Required Landscape Area
P-4	29.33	152	Not Specific	+/- 1.0 acre	None

Bullfrog Flats Phase P-4 Project Narrative**Access and Parking**

Phase P-4 has one connection to the spine road (to the northwest) and one to the adjacent future Phase P-3 (to the southwest). Internal roads in each phase will be public Residential Local Access roads per standard No. R-7.

Parking requirements outlined in design standards in Section 7 of the Development Standards in Attachment 2 to Attachment B of the Development Agreement, as described in the table above. Phase P-4 requires two parking spaces per dwelling, with one designated as garage and one as other. This Phase proposes two driveway spaces and two garage spaces for nearly all dwelling units, as well as additional on-street parking provided on one side of the Residential Local Access road per Standard No. R-7 found in the Development Standards in Attachment 2 to Attachment B of the Development Agreement. This results in nearly double the required parking spaces within each single-family residential phase.

Wetland/Streams

There are no wetlands and streams located on or within the Phase P-4 boundary; however, road construction leading to this phase will impact wetland buffers. Discussions with the City have determined that buffers need to be evaluated per the most current code which includes habitat score evaluation. Wetlands 4, 5 and 6 have a habitat score of 6. Per Cle Elum municipal code, Table 18.01-1 wetlands with a rating of I, II or III with a habitat score of 6 have a buffer of 110 feet. Plans provided for the Master Plat have shown the 110 foot buffer for all three wetlands. Buffer averaging will be utilized in order to provide the main spine road that connects phases P-1 through P-4. Through buffer averaging, the same, or more, buffer area will be provided to protect the wetlands. Buffer mitigation work will be occurring as part of Phase P-4 infrastructure build-out, but is within the future Phase M area.

Wetland Summary Table

Wetland ID	Predominant Wetland Classification / Rating		Wetland Size Onsite (SF)	Buffer Width (FT) ¹	Increased Buffer Width (ft.)
	Vegetation Class	Rating			
4	PSS/PFO	I	8,452	75	110
5	PSSAB	II	12,937	75	110
6	PSSA	III	424	60	110

Notes:

- 1) *Ratings and buffers for the current SEIS are based on the current WDOE rating system (Hruby 2014) and the current City of Cle Elum (2019) critical areas regulations.*

Buffer Averaging Calculation

Buffer area with 110' buffer: 237,356 SF
 Buffer area with averaging: 238,751 SF
 Buffer excess with averaging: 1,395 SF

Proposed buffer averaging has increased the total area of buffer. Maximum buffer reduction is 25%, providing a minimum buffer dimension of no less than 82.5 feet.

Please see report prepared by Raedeke Associates regarding wetlands and buffer averaging.

Geologically Hazardous Areas

Phase P-4 site on flat land adjacent to No surface indications or history of unstable soils were identified in the immediate vicinity of the site. The site topography includes flat and gently sloped areas, as well as several moderately to steeply sloped areas, none of which exceed 40% grades. Portions of the site that

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classify as Erosion Hazard Areas under CEMC Title 18 include the steep slope areas along the western and southern edge of the Bullfrog Moraine along a portion of the south edge of Bullfrog Heights. For additional information please refer to the Geology, Soils, and Groundwater Technical Report prepared by Associated Earth Sciences, Inc. in September 2020, which is included in the submittal package. This project has been designed to meet all applicable critical area requirements found in the Development Agreement and all impacts have already been assessed as part of the SEIS approved as part of the original Development Agreement.

Transportation

The full project site is located adjacent to Bullfrog Road and SR 903, with a new through connection proposed between these routes to improve connectivity. Phase P-4 will construct the third connection to Bullfrog Road and connect to existing roadways already installed in previous phases. This project has been designed to meet all applicable traffic requirements found in the Development Agreement and all impacts have already been assessed as part of the SEIS approved as part of the original Development Agreement.

Project Timeline

Estimated timelines associated with the proposed Bullfrog Flats project phases are below:

*Summer 2024 – Fall 2024: Master Plat / BLA and Preliminary Plat Approvals - **Completed***

*Fall 2024 – Spring 2025: Permitting for Phase S1, J & S2 subdivisions - **Completed***

*Spring 2025: Construction start for Phases S1, J & S-2 – **Approved, under construction***

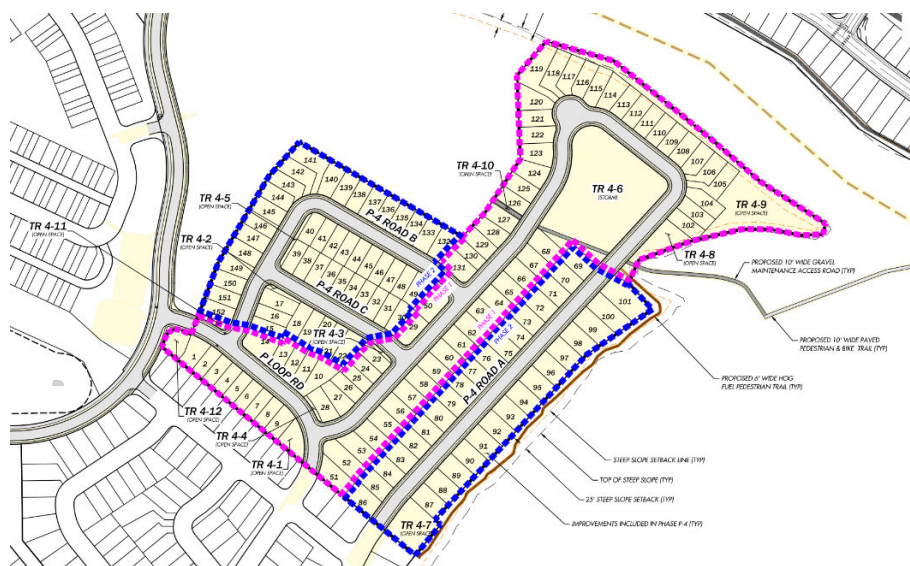
Spring 2026: Permitting for Phase P-4 subdivision

Summer 2026: Permitting for Phase M subdivisions

2027-2037 – Phased permitting and construction for all remaining phases.

Phasing Plan

Phase P-4 is expected to be permitted as one phase may be constructed and platted as two divisions.



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We look forward to your review and working with staff to make this project a success.

Sincerely,

Ian Faulds
Senior Planner
Sanbell

