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By Virgil Amick at
8:00 am, May 19, 2026

April 30, 2026

Colleda Monick
Senior Planner
HLA, Planner on behalf of City of Cle Elum
119 West 1st Street
Cle Elum, WA 98922

**Re: Bullfrog Flats Phase P-4 – Modification request
CORE Project No. 26035**

Dear Colleda,

The Bullfrog Flats project has an existing Development Agreement (DA) in place, which was established in 2002. As a part of the development extension request, we respectfully request three minor modifications to the agreement.

Modification #1

As outlined in Section 7 of the development agreement, the standards for lot coverage are currently limited to 45% for all single-family detached lots and 60% for all multifamily lots, including townhomes. These limits are lower than both current industry standards. Additionally, the vision for this neighborhood is to offer a diverse range of housing types that are both affordable and attractive to year-round residents. To achieve this objective, we respectfully request an increase in the lot coverage to 60% for all single-family detached lots and 75% for all multifamily lots.

Modification #2

As outlined in Appendix D of the development agreement, the standards for impervious cover are currently limited to 50-55% for all single-family detached lots and 85% for all multifamily lots. With the proposed increase in lot coverage, there will be a corresponding rise in overall lot imperviousness. For the reasons outlined previously, this adjustment is essential to create a well-developed and desirable neighborhood.

To support this objective, we respectfully request an increase in impervious cover to 70% for all single-family detached lots. The existing 85% limit for multifamily lots is considered sufficient, and no increase is proposed for these lots. Additionally, it is important to note that all impervious surfaces, including the requested increase, will be managed and mitigated through the stormwater infrastructure design for each site, ensuring no associated risk.

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Modification #3

As outlined in Section 7 of the development agreement, front-entry garages for single-family detached lots are subject to a limitation that restricts the total width of garage doors to no more than 50% of the front façade width. The proposed homes for this project will vary in width, ranging from 30 to 60 feet or more. The 50% restriction would force narrower homes to accommodate only a single-car garage, which may not be ideal for future homeowners or the City. This limitation could lead to increased on-street parking, which is intended for guests or temporary use. Additionally, the restriction would prevent the inclusion of a three-car garage in larger homes. Given the site's location and the common outdoor activities in the area, additional garage space would be beneficial for homeowners.

To support this goal, we respectfully request the removal of the limitation on garage door width in relation to the front façade. The development regulations include a modulation requirement for the front of the house, which ensures that the garage doors will be deemphasized, maintaining the visual appeal of the streetscape.

Modification #4

As outlined in Section 7, the standard rear yard setback for single-family homes within the project is 20 feet. While uncovered porches are currently permitted within this rear setback, subject to impervious coverage allowances, roof covers over that portion of a porch within the 20' setback are not allowed.

With an average lot depth of approximately 100 feet throughout the project, this rear setback along with a 20-foot garage setback results in a 60-foot deep buildable area for the primary structure, which is fairly confined for the variety of floor plans and interior spaces we are pursuing. As we will be filling the buildable area with interior living space in most cases, this current rear yard setback does not allow adequate room to incorporate covers/roofs over the rear porches. Considering the snowy winters and hot summers typical of Cle Elum, covered porches & patios provide an important functional and livability benefit for homeowners by offering protected outdoor space for year-round use.

Proposed Modification:

Therefore, we are requesting a Modification to the Development Agreement-Development Standards to add a Rear Yard Setback for front-loaded single-family homes as follows:

Rear Yard Setback:

House: 20 feet from property line to back of house.

Garage: 0 feet where lot backs up on another rear lot line or open space.

Porch Covers/Roofs: 10' from rear property line, not to exceed 20' in width. (AMENDED)

Given that a garage of 10'-20' in width could be located against the rear property line with an adjoint lot under the current standards, we feel an unenclosed porch with cover at a 10' foot setback maintains the intent of the standards while enhancing the usability and overall livability of the homes within the project.

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Sincerely,

CORE DESIGN, INC.

Holli Heavrin, P.E.
Principal, Senior Project Manager