City of Cle Elum
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NOTICE OF APPLICATION

DATE:	August 20, 2026
TO:	Agencies with Jurisdiction, Applicant, Adjoining Property Owners
FROM:	City of Cle Elum, Planning Department
APPLICANT:	Bullfrog Flats, LLC
FILE NUMBER:	SUB-2026-001
LOCATION:	The project site is located within the Bullfrog Flats development area in the City of Cle Elum, generally south of Bullfrog Road and west of SR-903
TAX PARCEL NUMBER(S):	964104
DATE OF APPLICATION:	May 19, 2026
DATE OF COMPLETENESS:	August 13, 2026

PROJECT DESCRIPTION: The City of Cle Elum has received an application for preliminary plat approval of Bullfrog Flats Phase P-4, a residential subdivision within the approved Bullfrog Flats Master Plat and Development Agreement area, together with associated minor modifications. The proposal would create 152 single-family residential lots, along with associated streets, utility infrastructure, open space tracts, drainage facilities, and related improvements necessary to serve the phase and support continued development of the Bullfrog Flats community.

REQUIRED PERMITS:

Required Permits: The applicant has submitted an application for preliminary plat approval of Bullfrog Flats Phase P-4. Future civil construction permits, final plat approval, and building permits will be required prior to development of the site.

Required Studies: Preliminary plat plans, utility plans, stormwater plans, environmental documentation, and supporting technical reports have been submitted as part of the application.

Existing Environmental Documents: Bullfrog Flats UGA EIS (2002), 47° North Master Site Plan Amendment SEIS (2020/2021), and Revised 47° North Master Site Plan Amendment SEIS Addendum (2023).

Status of Review: The City has determined the application is complete for processing. The proposal is currently under review for consistency with the Bullfrog Flats Development Agreement, applicable preliminary plat approval criteria, SEPA, and other applicable local, state, and federal regulations.

ENVIRONMENTAL REVIEW: The Bullfrog UGA Master Plan and Development Agreement have previously been evaluated under the State Environmental Policy Act (SEPA), including preparation of an Environmental Impact Statement (EIS, 2002), a Supplemental Environmental Impact Statement (SEIS, 2021), and subsequent addenda (2023, 2025). The 2021 SEIS and 2025 EIS identified that wetland impacts could occur. Most specifically, the 2025 EIS Addendum stated that future road construction could potentially impact wetland buffers and could be mitigated using buffer averaging, as permitted by

Cle Elum's critical area regulations (CEMC 18.01.070.A.8) (2025 Addendum at page 3.0-6). The Phase P-4 application identifies a buffer impact from road construction and includes a buffer averaging plan (Raedeke Associates, 2026), which would mitigate wetland buffer impacts consistent with applicable code requirements, and result in a net increase in buffer area for the affected wetland.

Existing SEPA documents prepared for the Bullfrog Flats Master Plan evaluate wetland buffer impacts and identify mitigation measures, and this analysis is relevant to the present proposal. Pursuant to the SEPA Rules, WAC 197-11-600(3)(ii), a new SEPA threshold determination and additional SEPA review are not required for this proposal.

REQUEST FOR WRITTEN COMMENTS: Agencies, tribes, and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments received by **4:30 p.m. on September 3, 2026** will be considered. This proposal requires a Public Hearing which will be provided in accordance with CEMC 14.30.240. Please reference file numbers (SUB-2026-001) and applicant's project name (Bullfrog Flats, LLC) in any correspondence you submit. You can mail, email or submit your comments to:

City of Cle Elum, Attention: Planning Department/Bullfrog Flats, LLC
119 West First Street, Cle Elum, WA 98922

Or email**: planning@cleelum.gov**

PUBLIC HEARING AND REVIEW AUTHORITY: A public hearing before the Hearing Examiner will be scheduled following completion of project review. Notice of the hearing date, time, and location will be provided in accordance with applicable City requirements, CEMC 14.30.240. The Hearing Examiner will conduct an open-record public hearing and make a recommendation regarding the proposed amendment. Final action will be taken by the Cle Elum City Council in accordance with the Development Agreement and applicable City procedures.

If you have any questions on this proposal, please contact Colleda Monick, Planning Consultant at (509) 966-7000, or email to: planning@cleelum.gov