

City of Cle Elum
119 West First Street
Cle Elum, WA 98922



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August 13, 2026

Bullfrog Flats, LLC
Attn: Michelle Branley
18300 Redmond Way, Suite 120
Redmond, WA 98052

*Sent via electronic mail to:
michelle@bluefern.com*

RE: Bullfrog UGA Development Agreement – Notice of Complete for SUB-2026-001

Dear Michelle,

On May 19, 2026, the City of Cle Elum received an application submitted by Blue Fern for Phase P-4 of the Bullfrog UGA Master Site Plan and Development Agreement. Following its initial completeness review, the City issued a Notice of Incomplete on June 16, 2026.

The City has reviewed the subsequently submitted materials in accordance with the Cle Elum Municipal Code and the Bullfrog UGA Development Agreement and has determined the application complete for processing as of August 13, 2026. The application will be processed in accordance with CEMC 14.30 and the applicable provisions of the Bullfrog UGA Development Agreement.

In accordance with the Type IV review procedures outlined in CEMC 14.30, the next steps for processing include issuance of a Notice of Application, followed by the scheduling of an open record public hearing. A Notice of Application will be issued within fourteen (14) days of this Notice of Complete Application and will include a public comment period of not less than fourteen (14) days. Notice of the public hearing will be provided at least fourteen (14) days prior to the hearing date, and the staff report will be made available to the public at least fifteen (15) days prior to the hearing.

Please note that while the application has been deemed complete for processing, this notice shall not be considered a notice of approval, nor does it confirm that all applicable code requirements have been met. The City's review of the application, including evaluation of consistency with the Bullfrog UGA Development Agreement and applicable provisions of the Cle Elum Municipal Code, remains ongoing. If additional information, revisions, or clarifications are identified during the review process, planning staff will contact you directly.

If you have any questions regarding this notice or the review process, please do not hesitate to contact Colleda Monick at colleda.monick@cleelum.gov or 509-966-7000.

Sincerely,

Colleda Monick, Planning Consultant