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By Virgil Amick at
8:00 am, March 11, 2026

Encompass
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WILDWOOD RANCH PLAT
PROJECT NARRATIVE

OVERVIEW:
The purpose of this application is to subdivide Assessor's Parcel Numbers 063034 (20-15-25040-0008) & 623134 (20-15-25055-0007)to the configuration shown on the preliminary site plan. The plat also includes a recently vacated 20 foot right of way, Ordinance No. 1651.

The project proposes to clear and grade the 11.97-acre site to accommodate the construction of 92 units with a mix of 52 single-family and 40 common wall lots. The completed development will have two access entrances via E 3rd Street/Deer Meadow Drive along the northern boundary of the subject site and one entrance via the E 1st Street/Spanski Way intersection in the southwestern corner. Project will be constructed in 1-6 phases over the next 10 years per proposed development agreement.

Phasing Plan:
Timing of development is approximate and would vary with the time required for review and approval of development applications and in response to future changes in market or economic conditions. The current development schedule assumes completion of initial permitting, plat approval and clearing/grading in:

- Phase 1 - 2026-28
- Phase 2 - 2028-30
- Phase 3 - 2030-32
- Phase 4 - 2032-34
- Phase 5 - 2034-35
- Phase 6 - 2035-36

* Termination of each construction phase will be reviewed and approved by City of Cle Elum during the final civil engineering design and review process. Temporary turnarounds, utility terminations, and etc. will be shown and agreed upon at that time.

ZONING & LAND USE:
The subject property is located within the Multiple Family Residential & Single Family Residential Zone of the City of Cle Elum.

DEVELOPMENT AGREEMENT:
A development agreement is enclosed for City review. The development agreement addresses a few sections of existing city code where the applicant wishes to moderately modify.

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TRANSPORTATION:
County & City roads via existing and proposed right of ways.

WATER: City of Cle Elum

SEWER: City of Cle Elum

COMMENTS:
Topography of the site is shown on the Preliminary Civil Plans.
Attached are copies of the preliminary plat for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS PLAT APPLICATION.